City of Duquesne, Mo

Planning & Zoning Commission Regular Meeting Minutes FINAL

**3.6.2023**

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 ABSENT (Dec 2019-2023), Courtney Denney (Jan 2023-2027).

**Call to Order:** 7:04 PM by Chairman Brown

**Motion to Amend Agenda:** Motion made by Gamboa to add minutes approval for 2.8.2023 Special meeting.

**Approve Amended Agenda:** White/Denney 7-0

**Approve Minutes**: Dated 2.8.2023 White/Denney 7-0

**Approve Minutes Dated:** 2.6.2023**:** Lawrence/Denney 7-0

**New Business:** Review P&Z Map draft. Mayor Sherman provided the missing copies of the maps from the P&Z manual. He also provided the Anderson Engineering draft map from which all future corrections will be made, and which will be posted on the web and available to the P&Z. He asked the panel for patience, perseverance, and assistance in that each ordinance since the original map was drawn must be reviewed and checked against the draft map to make sure that the zoning is correct. He has limited time to devote to the research and this will take some time. He thought there might be 20 or 30 that would need to be checked. Former Mayor Heilbrun said there may be closer to 90. Mayor said we need to have several discussions on this subject. He showed that some ordinances are improperly titled or incorrect or listed in another ordinance differently. Example given were ordinance 124 and 150 both referring to 16th and 15th and Katherine. He asked to P&Z to come to the BofA with recommendation on how to fix this. Talley said each ordinance should have had a specific location listed and it is the responsibility of the city clerk or city administration to update the P&Z map at that time. He stated that since that was not done, we will have to go through all the ordinances, look up the legal descriptions and update the map to the correct zoning. The mayor said that he may have to involve the engineers and they may require surveyors to be involved. Lawrence said that the new draft map does not have some streets listed near Jonathan Hunter. The mayor said that Anderson took some copies and information and would give him an estimate of what it might cost for them to explore the ordinances and update the map. Gamboa asked if we correct the zoning of a particular property from R-1 to C-2 or vice versa, does the property owner have to re zone. Talley said NO, it would just be a non-conforming use which can continue. We must find the legal description on each ordinance and locate it on the draft map and make a notation on the draft map of when it was changed, what the ordinance number is and what it was changed to.

Gamboa recommended that we should give the ordinances to Anderson engineering who may have better access to some records and the ability to accurately make corrections.

**Public Comments:** Gary Heilbrun spoke that the large map Talley had was from the original comprehensive plan. Talley said that the future use map is just for the P&Z to use when considering future rezoning.

**Other Business deemed necessary:**

Gamboa asked the mayor if he would consider being on the P&Z as the representative to the BofA. He declined.

Gamboa asked who should oversee updating the Comprehensive Plan. Talley said the P&Z should oversee the preparation, but that it would be very complicated and would probably require assistance from an individual that specializes in preparing these types of plans.

Gamboa asked what was necessary to get a draft ordinance drawn up to present to BofA to move 404.040 G3F from M-1 to C-2. Talley said he just needed the specifics, which Gamboa then provided same to Talley.

**Schedule next meeting:** April 3rd at 7pm

**Meeting Adjourned:** 7pm

Submitted by: Rick Gamboa