

5.4.2026

Call to Order: 7:05 pm by Greenlee

Pledge of Allegiance:

Roll Call: In Attendance: Caleb Lewis (July-2025-2029), Courtney Denney-Vice Chair (Jan 2023-2027), Donnie Greenlee-Chair (April 2024-2028), Ray Brown (Dec 2022-2026), Rick Gamboa-Sec (April 2024-2028), Sherry Lawrence (Dec-2029), Gary Jackson-(Dec-2022-2026), Mayor Bill Sherman

Approve Agenda as Amended: Brown/Lewis 8-0

Approve Previous Meeting Minutes: Denney/Lawrence 8-0

Old Business:

- . Sign Ordinance: Motion to schedule public hearing at the next regular meeting.
- . Rezoning of City Hall: Motion to schedule public hearing at the next regular meeting.
- . Sam Hickey Final Site plan, 1808 S. Duquesne Road.
Hickey, 4015 E. 13th Street, spoke. Sherman said there are two sticking points, one being a land disturbance permit is missing. The other point was if a gravel lot would be allowed. Sherman asked if gravel was allowed. Gamboa said he thought the code said asphalt or concrete. Sherman said that is what the code says. Greenlee remembers the gravel discussion but does not remember a determination being made. Brown said the site plan does not conform to our future use Comprehensive Plan of Duquesne Road being 5-lane with sidewalks. Sherman said we have not made anyone build for a future use plan. Hickey also asked about fence requirements between commercial and residential properties and was referred to the requirements outlined in the code. Gamboa said some items required in the final site plan were missing from this final site plan. Denney said we already got all the information required in past applications. Sherman said chip and seal was discussed at the BofA meeting and was not an allowable alternative to asphalt or concrete. It was decided to propose to the BofA a 5-year exemption from gravel to asphalt as part of a deed restriction for this property. Motion to BofA to recommend a gravel lot and a 5-year deed restricted clause to pave and include storm water items must be completed. Denney/Jackson 8-0.

New Business:

- . CJW Plan-Residential Plan for 20th and Duquesne
Chris Winn, 547 Terrell Valley Drive, Republic MO, passed out copies of a planned development consisting of 136 single family homes and spaces for commercial lots on 20th Street. He was only asking for input on the general idea of the plan at this point. CJW was trying to make a similar development to the recent Piper Glen development. They would develop stormwater

and all infrastructure to include utilities. Gamboa asked where the detention pond drains. It will drain to the southeast property. Gamboa asked if sidewalks were included. Answer was yes on one side of the street. There will also be garages. Gamboa asked if these were brick. Winn deferred to Jeff Hammond for particulars. Greenlee asked who the developing company. Answer was Westward Land Co. Greenlee asked if any thought was given to commercial use or future expansion of Duquesne Road. Winn said he is basically asking if Duquesne Road is set for widening as this would be a part of their future planning. Brown said it was brought up earlier; we have a comprehensive plan which specifies future widening of Duquesne Road. CJW would do a traffic study if required to determine if future right-of-way acquisition is needed. Gamboa asked Brown where in the comprehensive plan is a widening of 20th Street and Duquesne Road to five lanes referred to. Brown said it is in the future use. Gamboa mentioned that this has been mentioned more than once but there is no reference in the comprehensive plan to widen either of these roads. Brown then asked about fire hydrants. Winn said they would follow strict guidelines which he thinks are every 300 feet. Greenlee asked if Jeff Hammond, 9414 County Lane 192, Carthage, would like to come up and answer questions representing Enterprise Development. They are looking for builders, and they would like to retain the commercial development. It should be a 3-year project. They are not interested in selling one or two lots they are looking for someone to build the entire project. They are not interested in rental property sales. Traffic issues were expressed by several members. The project was given favorable opinion by the committee.

. Transportation Grant-Roundabout Improvement Planning. John Bolte, 1302 S. Willow Street, Joplin, proposed pursuing a grant that must be applied for before May 26th. Gamboa asked about amount of the grant. Response was seven figures. Gamboa asked if we did not know? Greenlee and Denney replied, "seven figures." Gamboa asked why we were not given the presentation requested at the last BofA meeting about reworking the roundabout which is the bulk of what this grant was designated for. Gamboa asked why we are being asked to spend \$89,000.00 for a grant to enlarge a roundabout without having first had the opportunity to decide if the roundabout should be enlarged? Gamboa said it is ridiculous that we have not seen the plans presented at the BofA for enlargement of the roundabout. Greenlee said we don't know what the plans are yet. Gamboa said the plans were presented at the BofA. Bolte said that was just a visualization and not really a proposal. Gamboa asked if it did not show a detailed plan to redo the roundabout adding lanes and taking property from the landholders. He asked why we should not have that information prior to deciding to spend another \$89,000.00 plus the \$17,000.00 that has already been spent for the traffic study. Bolte indicated he was sorry that he misunderstood the request. Gamboa reminded him that he stated in the BofA that the proposal should have been sent to the P&Z first, that the P&Z would require this information to make the decision to spend an additional \$89,000.00. He also stated that he sent Bolte an email requesting the information. Greenlee said he has not had a chance to present and Gamboa should allow him to present. Gamboa asked Bolte if he was going to present the proposal. Bolte said he was not prepared to do so. He said he could reply to Gamboa's email and provide him with the proposal. Denney said we should just hear him out. Lawrence asked if we were being asked to decide today. Bolte continued to explain some of the details of the BofA proposal to include expansion of commercial zoning East from

Duquesne Road to the Middle school. Gamboa asked if that was not against our recently completed comprehensive plan. Answer was “Yes, widening of 20th Street east Duquesne would probably be necessary.” Bolte said the grant would allow for right of way acquisition from property owners effected.

Emily Tappanna, 1910 E. 20th Apt 110, Joplin, spoke on the grant process. She participated in the traffic study. She provided a copy of her finding which indicated that 20th Street is the main area of concern. Her recommendations included: widening of 20th Street between Davis Blvd and the roundabout, and placing a sidewalk to the north side of the street, dedicated left turn lanes at Katherine and Stephens and shared driveways for businesses, change the roundabout to two lane and include adding crosswalks and add a sidewalk to the south side of the street from the roundabout to S Sunshine Drive with improved lighting. Greenlee asked if the proposal was to make sidewalks east of 20th. Answer was sidewalk on the east side of the length of 20th Street. Gamboa asked if the plan she is proposing would increase the lanes on all four sides of the roundabout to four lanes for a short distance and then go back to two lanes. He said if the plan presented in the BofA had been provided, we would be able to see this. She said it is already part of our comprehensive plan to widen both roads. Gamboa said that is not part of the comprehensive plan. She referred to a business on 20th Street that received permission to build a fence close to 20th Street and the city reminded them of plans to widen the road. Gamboa reminded all that the city allowed the company to build closer to the road with the understanding that if 20th Street was ever widened, they would have to relocate the fence at their expense. Bolte mentioned that all right-of-way acquisition was handled out of a firm in Texas and that such negotiations were easily handled. He felt we should acquire land soon before land costs go up. Gamboa asked how much is reserved for land acquisition. Bolte said \$500,000.00. Bolte said the grant is an 80/20 split. Sherman said the city share on a \$4 million grant would be \$80,000. Denney said it would be \$800,000, not \$80,000. Gamboa asked if that was for all four corners, answer was yes. Gamboa said that he would not even buy his property. Greenlee said “Rick, this is not personal.” Bolte said “this is a conversation for another day, but I understand your concern.” Gamboa said you have commercial properties on three side but are more concerned about not harming the interests of commercial properties than of a residential property. Lewis how long the project would take. Answer was a couple of construction seasons, probably by 2029 in total. Motion to recommend to BofA. Brown/Lewis in favor 7, opposed 1-(Gamboa)

Public Comments: Joe Woodmansee, 407 Noel Drive, /Jackie Seneker-Knoll Road Drainage: Storm water issues on Knoll Road are affecting his property particularly with Glory Village construction on the adjoining property. There is no crown, drainage or maintenance done on the road. He feels that the city should bear the cost of fixing the issue. He was told by Sherman that the issue needs to be brought to the BofA and bring affected neighbors with him. Greenlee said the P&Z has no enforcement powers and recommends the BofA as a remedy.

Other Business Deemed Necessary: None

Schedule Next Meeting: 6.1.2026 at 7pm

Adjourn: 9:22pm Jackson/Denney 8-0

Submitted by Rick Gamboa