

City of Duquesne

Planning & Zoning Regular Meeting 6/1/2026 – FINAL

6/1/2026

CALL TO ORDER: 7:02 pm by Greenlee

PLEDGE OF ALLEGIANCE

ROLL CALL: In Attendance: Bill Sherman, Mayor; Caleb Lewis (July 2025-2029); Courtney Denney-Vice-Chair (Jan 2023-2027); Ray Brown (Dec 2022-2026); Donnie Greenlee-Chairman (April 2024-2028); Sherry Lawrence (Dec 2029); Gary Jackson (Dec 2022-2026); Mike Talley, City Attorney. ABSENT: none.

APPROVE AGENDA: Motion by Denney/Brown 7-0

APPROVE PREVIOUS MEETING MINUTES: Motion by Denney/Lawrence 7-0. Nomination of Secretary needs to be as soon as possible, tabled until next meeting.

PUBLIC HEARING: Rezoning of City Hall: 1501 Duquesne Road, Joplin, from RI to C2. Called to order at 7:07 PM. No public comments. Hearing closed at 7:07 PM.

PUBLIC HEARING: Sign Ordinance: No Comments. Called to order at 7:08 PM. No public comments. Hearing closed at 7:08 PM.

Mike Talley was excused from remainder of meeting.

Motion to recommend for adoption: Rezoning of City Hall & Sign Ordinance to Board of Aldermen: Motion by Denney/Lewis 7-0

OLD BUSINESS: None

NEW BUSINESS:

Ozark Crane has submitted site plan review for parking at 2121 Stephens Blvd. Wayne Stephenson, Engineer with GB Engineering, 202 S Sergeant, Joplin. Stephenson handed out plans. Todd Eads, owner of Ozark Crane, wants to expand his current facility. He has some ponds on his property that are on the flood maps that will be left alone. It's close to a 50,000 sq/ft expansion of his current parking lot. No buildings or utilities would be impacted. Its stormwater management for the increase. It's just to convey offsite flow across their lots. Question was asked about paving. Just wanting to extend the gravel that is there now. Wayne said he'd talked to Eads about some offsite stuff that he might have to pave, like some channels or swales. The detention from the properties North is just flowing across his property. Discussion about possible ordinance

update and recommendation to the BOA for the five-year exception for paving. Board denied a previous exception for Mr. Sam Hickey.

Because this is a different situation, this recommendation could be made. This is more of an industrial development/parking lot. Paving has to be concrete or asphaltic concrete, no chip and seal. It was mentioned that it would be nice to see us do this provided engineering was adequate for use. Is this parking lot going to be striped...never heard of striping gravel? Main concern is traffic this will create. This parking lot will mainly be used by local contractors, people doing projects or different companies utilizing the space. This parking lot is a secured parking facility. This new area will be inside the already fenced area. Recommendation is to do the 5-year exception of gravel instead of paving to the BOA. Motion by Jackson/Lawrence. 7-0

Next proposal is for site plan for approximately 5,000 sq/ft behind the current facility warehouse at DAT Chicken, 3924 E 7th Street, Joplin. Same engineer handed out plans. The parking lot would be extended for parking in the front of the building with a sidewalk strip. Owner is here to answer any questions. The warehouse is just going to be for storage and an office with two bathrooms. Utilities extend down property between them and the apartments for easy connection.

Plans also included free-standing retaining wall. P&Z was concerned about stormwater retention area meeting current regulations for pre- and post-development? Engineer said they were here for site plan approval of a metal building. They will come back with final site plan. Stormwater review would send to engineers for review upon receipt of owner's deposit.

OTHER BUSINESS DEEMED NECESSARY: None. Discussion of chip & seal option being added to ordinance was continued. Question was whether we wanted to recommend adding chip & seal as an option, especially when there is a water issue. Chip & seal was not as long lasting but was approximately 30% of the cost. We hate to deter people from making any improvements due to the paving restriction. Section 404.030 Paragraph P was cited and determined that we recommend adding chip & seal to the end of that sentence. So, PNZ would need to make a recommendation to the BOA and then hold a public hearing. We recommend adding a 3rd option for paving. Motion by Lawrence/Denney 7-0

PUBLIC COMMENTS:

Kerry Divine, 314 Morgan Ct., Joplin. She had concerns that both of these presentations were called site plan reviews without preliminary site plans. Mayor said DAT Chicken was considered preliminary. Divine was concerned that preliminary information was not received regarding the parking lot. There is a stormwater plan, but it's not been submitted yet.

OTHER BUSINESS DEEMED NECESSARY: None

SCHEDULE NEXT MEETING: July 6, 2026, at 7PM. Motion by Lawrence/Jackson 7-0

Submitted by: Sherry Lawrence