

DUQUESNE PLANNING AND ZONING
July 6, 2026, MEETING MINUTES

CALL TO ORDER: 6:07pm by Greenlee

PLEDGE OF ALLEGIENCE

ROLL CALL: Bill Sherman, Mayor; Caleb Lewis (July 2025-2029); Ray Brown (Dec. 2022-2026); Courtney Denney-Vice Chair (Jan. 2023-2027); Donnie Greenlee-Chairman (April 2024-2028); Sherry Lawrence (Dec. 2025-2029); Gary Jackson (Dec. 2022-2026)

APPROVE AGENDA: Denney/Brown 7-0

APPROVE PREVIOUS MEETING MINUTES: Brown/Jackson 7-0

PUBLIC HEARING: Called to order at 6:09pm and was closed at 7:11pm.

- **Development Proposal for 3850 East 20th Street:** Chris Wynn, CJW Transportation Consultants, representing Westward Land Company (owners: Mike Cronkite, Brad Keen). Request to split the parcel into two primary tracts: Tract 1: Northern portion, to be rezoned for commercial use (future split into 3 or 4 commercial lots along 20th Street). Tract 2: Southern portion, to be rezoned as R4, planned unit development for residential (single-family). Approx. 138 residential lots. Mixture of "small" (approx. 5,700 sq. ft.) and "large" lots (approx. 7,000–13,000 sq. ft.). Single-family homes only. Consultation with Joplin for sewer, water, electricity. Stormwater detention basin planned for southwest corner to manage runoff (including off-site drainage from across Duquesne Road). Sidewalks planned on one side of every interior street and along Duquesne Road (located on developer's private property to accommodate potential future road widening). Dedication of approx. 20 ft right-of-way along 20th Street for future road expansion. Currently proposing two entrances/exits onto Duquesne Road for the residential section. No current access from 20th Street for residential; possible addition discussed in response to concerns. Commercial access is from 20th Street only. The developer expressed willingness to include a crosswalk at 23rd Street, connecting subdivisions; to be coordinated with the city. The developer proposes smaller setbacks (side yards 6 ft, front/rear 20 ft) to maximize flexibility and affordability. Duquesne code currently requires 25 ft front/rear and 10–15 ft side setbacks. Intention to seek variance from existing code if needed. An HOA will be established for maintenance of detention basins, sidewalks, and common areas. Members of the Commission raised the idea of adding an entrance/exit on 20th Street with the possibility of limiting 20th Street access to residential use or designing curb features to deter commercial and cut-through traffic.

Lisa Daugherty asked if there would be an HOA that would oversee the retention pond. She also asked if the proposal would be able to accommodate the setbacks for the lots

which are 25ft. Mayor Sherman stated that, according to Section 404.066, paragraph 2, any building hereafter constructed shall have a front yard with a depth of not less than 25ft. Lot size shall provide at least 2,000 square feet. Wynn stated that the lots provide 5,700 square feet. Daugherty asked if the future comprehensive plan required the area along Duquesne Road to be commercial. Mayor Sherman stated that the comprehensive plan is not a requirement and planning and zoning is to review the plan annually to see if changes need to be made. Daugherty asked who owned Westward Land Co. and was concerned they were a subsidiary of Schuber Mitchell. Wynn responded that there is not a relationship between Westward Land Co. and Shuber Mitchell. The land is being developed and infrastructure is being put in, but there are no restrictions on who can buy the land when it goes for sale.

Gary Reed, 2525 S. Duquesne stated he was not opposed to having two entrances/exits on Duquesne Road. Rex Robertson, 2430 E. 23rd Street, stated he was in favor of having two entrances/exits on Duquesne Road. Robertson asked if there were any plans to expand 20th and raised concerns over traffic congestion around the roundabout. Denney reiterated concerns about traffic.

Brown asked how many fire hydrants there would be. Wynn responded that there would be one every 300-600ft.

Greenlee asked if the project would be canceled if the developer was denied a setback variance. Wynn stated that it would be up to the developer whether or not the project continued. Robertson was concerned about the increase in traffic on Duquesne Road if there are only two entrances/exits. Wynn responded that the project would be open to creating an additional entrance/exit on 20th Street. Daugherty raised concerns about how close the buildings were in the event of a fire. Wynn stated that six foot side yard setbacks weren't uncommon and that the project wouldn't necessarily result in every home being built that close together.

Gary Heilbrun 4015 E 25th Street, raised concerns about semi-trucks and other commercial trucks bypassing the roundabout by cutting through residential areas. He suggested placing speed bumps to prevent trucks from moving through the residential areas. Raised further concerns about the developer changing their plans at the last minute and cited Piper Glen developments.

Terry Ingram, 11553, Aspen Road, asked how wide the proposed streets were and if a traffic study had been conducted. Wynn responded they were city minimum standards and a traffic study was conducted by Small Arrow Engineering who did not express concerns about traffic impact.

Mayor Sherman asked about stormwater and sewage infrastructure. Wynn responded that he had discussed the layout and design with a sewer design engineer from Joplin and there were no major issues with the design. He stated that by legal requirements,

they cannot discharge water at a faster rate than the existing water discharge. There will be an in-depth design for the final site plan.

Greenlee stated that the school district reviews populations on an annual basis and looks at redistricting based on population size and school capacity. Lawrence supported the idea of having an additional road connecting to 20th Street. Greenlee stated that the approval of the lot split could be contingent on approval of the final site plan.

Lewis supported adding another entrance/exit on 20th Street. Wynn stated they could install a pork chop island to dissuade commercial traffic through the residential area. Motion to recommend approval based on an additional entrance/exit off 20th Street as well as recommended approval for rezoning. Denney/Lewis 7-0.

OLD BUSINESS:

- **2121 Stephens Blvd. - Final Site Plan:** No actions taken.
- **Sign Ordinance:** The Board of Aldermen would like Planning and Zoning to rework aspects of the sign ordinance. The police department is concerned that the ordinance is unenforceable in its current form. A joint Planning and Zoning and Board of Aldermen work session is recommended.

NEW BUSINESS:

- **Planned Urban Development Ordinance:** The City Attorney sent a PUD Ordinance for review. Mayor Sherman pointed out that Page 5, Paragraph G, Procedure For Review And Disposition Of Planned Urban Development, gives the mayor too much power and would like to change it so a pre-application conference is done before the Planning and Zoning Commission. In addition to that, the mayor would like to modify Paragraph G Section 4, Item 10 to include the word “pipelines” when referring to oil and gas wells. The mayor also wanted to consider increasing the performance bond from 100% to 110% to address price increases. Changes to be sent back to the City Attorney for review.
- **Special Election of Officers:** Chairman Donnie Greenlee resigned as he is moving out of city limits.
 - Chairman: Courtney Denney elected.
 - Vice-Chair: Ray Brown elected.
 - Secretary: Caleb Lewis elected.

PUBLIC COMMENTS: None.

OTHER BUSINESS DEEMED NECESSARY: None.

SCHEDULE NEXT MEETING: August 3rd, 2026, at 6PM. Lewis/Brown 7-0