

City of Duquesne, MO

Planning & Zoning Regular Meeting - Amended

08/04/2025

Call to order at 6:04 pm by Chair Ray Brown

Roll call: In attendance: Donnie Greenlee – Vice Chair; Ray Brown – Chair; Sherry Lawrence, Gary Jackson; Caleb Lewis (new member) and Mayor Bill Sherman

Absent & Excused: Courtney Denney; Rick Gamboa – Secretary

Approve Agenda: Greenlee/Jackson 6-0

Greenlee had a question about previous agenda approval at 7-0 instead of 6-0, Greenlee came in a bit late and did not vote.

Approve Previous Reg Meeting Minutes: Greenlee/Lawrence 6-0

****Sam Hickey, Site Plan for 1808 S Duquesne Road**

Eric Wilson (8848 Delton Lane, Joplin MO 64804) was there representing Sam Hickey. Bill Sherman said he had a sketch as to what Sam was wanting to do. Sketches were passed around to all members by Mr. Sherman to review. The sketch showed items that would need to be included in the official site plan. Hickey was previously wanting to rezone property on 13th & Duquesne Road but he now wants to build a storage unit with office at 1808 S Duquesne Road. It is already zoned C-2 Commercial according to Sherman. Ray Brown said according to the county it is zoned residential, so need an ordinance for it. Sherman said according to the zoning map it is C-2. Brown said we need to produce the Ordinance to say that it is C-2 and forward to the county to get it corrected. Mayor, said what are we going to do with all the rest of them that aren't listed correctly? Brown said, "One step at a time, Mayor". Brown said this was pointed out three months ago by the Mayor. Mayor said he pointed out that we needed to find a way to resolve these and Brown repeated "One step at a time" to move in a positive direction. Brown said if there is a discrepancy between the County and our Ordinance, we need to make things perfectly clear that it is fixed on the county side.

Brown asked representative Eric Wilson where was access to the building. It was noted by Eric and Mayor a driveway already in place. Brown asked Wilson if he was wanting to build a 3-bay garage and Wilson said yes. Brown said he had not driven by to look but was looking on Google maps and it looks like it is just mowed acreage at this point with a gravel driveway. Wilson said driveway and parking would be gravel but thought both would eventually be concreted. Brown asked if there were any other future plans to build anything other than the storage building at this time? Wilson said they need a place to put their storage. He said once this building is put up, all their equipment storage and such would be stored in this building. He said the dumpsters on 13th Street will all shift over to this new property. Brown asked if there would be anything flammable in the building. No was the answer....Brown said just dotting i's and crossing t's. Lawrence asked if everything will be in the building, not a bunch of stuff outside around the building. Lawrence said she thought that was one of the issues last time when the 13th Street property was addressed. Too many people complained there

would be too many dump trucks, etc. He said he thought the dumpsters were going to be traded, so six (6) of them would go away and two more dump trailers. Nothing would be outside as he said he wouldn't trust anyone if the equipment was left outside not to be messed with, so everything will be stored inside. Wilson said he was the General Contractor and would run this build. He said they buy bulk material and other items and now have it scattered all over, so this storage building is mainly what is going to be used for. They might build a few things in it and take to another property, but mainly for storage. Brown asked if they were going to build a fence around the property and Wilson said yes. He said they were going to talk to the people South of this site and let them choose what type of fencing they would want. The other side is trees all around back side. Brown said as long as they have the setbacks done correctly there was enough room for the fence and needs to be reviewed and approved. Wilson said everything will get more technical as they get approvals. Brown said this was just a heads up right now. Wilson said they have talked to the mayor and they know where the setbacks are and the sewer line. Brown asked the mayor where the sewer line was and Lawrence asked if Sam Hickey currently owned the property and answer was yes. Lawrence asked if this needed to go to a Public Hearing and Brown said he thought so, due to zoning, but this is already zoned C-2 and just need to make sure the county is aware. Brown said according to what he found, it was residential. Mayor said it's already been through the zoning process, so no public hearing was necessary.

Jackson asked as a "sidenote" about what was going on at the 13th Street property that Hickey owns. Wilson said all the stuff there will move to the new property and there is just a small house there that an employee lives in to keep an eye on equipment. It's been cleaned up and will just be left as a little house.

Brown said the whole point of this right now is FYI, nothing for P&Z to act upon, just to stay advised. Wilson said it will just be for storage and to work on equipment. No retail work done at this site. Brown said we would look at the more detailed package when we get it. Mayor said that P&Z has agreed that this is a doable project as long as it meets requirements. A final site plan will need to be submitted. Mayor said after all that is approved, they will apply for the building permit and start work. Brown said he was trying to remember the cutoff where DNR wants a retention pond...this is about 1.5 acres and too small. Mayor said it was not a land disturbance ~~for situation~~ and ~~they already have~~ a storm water review **will be needed**. A storm water review would determine whether a retention pond was needed. Brown said storm water management was like the big, ugly elephant in the room. Wilson said all parties have already been contacted on what needs to be done. Brown said he just wanted to make sure they were aware. Mayor said when you are changing a pervious surface to an impervious surface or building a good-sized building on it, you need to know the co-efficient runoff is and engineers have to be involved. Wilson said he would do whatever he needs to do to keep this rolling. Brown said for him to rely on his experts. Need a final site plan with the driveway plan. Lots of miscellaneous discussion continued on same topic.

Old Business: None

New Business: None

Public Comments: Kerry Divine 314 Morgan Court, Joplin

Tries to keep track of anything going on around her to make sure building permits and lot splits are done correctly. She said the applications are still not being completed. She hasn't gotten one with all the

information and it becomes a problem with not getting information, mainly no drawings...Says required documentation and needs specifics and they are not always included. She wanted to see if this could be re-addressed. Years ago, there was concern and one member was adamant that the SOP's were done correctly. She said she wanted to let P&Z know so that we were not in the dark. Lawrence asked the mayor if he knew of anything recently that needed more documentation. Mayor said as far as he knew these documents have been submitted to the satisfaction of the clerk. Lawrence asked if something needed to be attached, that we are getting attachments? Mayor said if it was attached, it is in the file at the city office. Divine said all the information is not filed legally. Building fees, permit numbers, etc. Divine said her main concern is that we are not getting the required documentation, sketches, scale, property lines, and the attachments are being overlooked. She is concerned about what happened in her neighborhood and she is trying to make sure it doesn't happen again. Brown asked Divine if anymore had happened recently. She mentioned R-1 homes renting; R-2 concerns. Greenlee said those are items that need to go to the Board of Alderman, not anything P&Z can enforce. She said the members of the P&Z Commission being totally disinterested in enforcement in the zoning plans. She said P&Z was the 2nd branch to the council. She said we should know these things and enforce them.

Brown said we are supposed to make sure all the applications are filled out completely and submitted correctly. Divine said it is not being enforced.....miscellaneous, similar conversation continued. She said we are not to pass the buck, but be interested in the neighborhoods, and Brown said, yes need to get out and look around more.

Other Business Deemed Necessary: None

Welcome to Caleb Lewis, new member

Schedule next meeting: 9/4/2025 at 6PM.

Adjourn: 6:30 pm Jackson/Greenlee 6-0