

City of Duquesne, MO
Planning & Zoning Commission
Special Meeting Minutes (Approved)
April 3rd, 2017; 7:00 P.M.

Meeting called to order at 07:00 P.M. by President Ray Brown

In Attendance:

Ray Brown, President (2018)
Val Carter, Vice President (2017)
Chris Ellsworth, Board of Aldermen Representative (2018)
Mickey Sherman (2019)
Gary Jackson (2017)
Tom Johnston (2019)
Steven Williams, Secretary (2018)

Absent:

Cathy Hudson (2017)

Approve Agenda:

Chris Ellsworth requested to add Cathy Hudson to the Agenda following the Setback Variance Request for Gaylon Ward.

Chris Ellsworth made a motion to approve the agenda as amended and was seconded by Gary Jackson.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Carter, Williams Nays: None

The Motion Passed.

Approve March Meeting Minutes:

Tom Johnston made a motion to approve the March Meeting Minutes and was seconded by Chris Ellsworth.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Carter, Williams Nays: None

The Motion Passed.

Minor Subdivision Application:

Brandi Miller (City of Duquesne, MO Clerk) presented the information to the Commission for the Minor Subdivision Application. Brandi stated that a “tiny” home (3548 E. 13th St.) was built with almost no setback with the west lot line. What the property owner would like to do is move the current lot line to the west 10ft to allow for 11ft setbacks and make the structure in compliant with city code and be allowed to be issued an occupancy permit. Brandi also stated that the city engineer stated that both new lots will be larger than the required 9,000sqft, and the multi-family building is .7ft shy of meeting the required 25ft front setback requirement however before the split neither building was in compliance.

Chris Ellsworth made a motion to approve the Minor Subdivision Application conditionally based on the names of the lots being fixed and seconded by Tom Johnston.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Carter, Williams Nays: None

The Motion Passed.

Setback Variance Request-Gaylon Ward (4211 E. 25th. St.):

Gaylon Ward presented the information to the Commission in person for his requested Setback Variance Request. Gaylon stated that he has purchased a 4'x6'x6'6" above ground storm shelter that he would like to set on concrete on the Southeast side of his fenced in back yard. Placing the shelter in this location will give Gaylon and his family direct access from four of his five exterior doors. Gaylon has also provided a letter to the Commission with his neighbor Dennis Johnston's signature on it stating he has no concerns with the proposed variance.

Tom Johnston made a motion to approve the Setback Variance Request and was seconded by Mickey Sherman.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Carter, Williams Nays: None

The Motion Passed.

Planning and Zoning Commission member Cathy Hudson:

Chris Ellsworth stated that he had reached out to Cathy with the concerns of the Commission about the ability to have a quorum, and that the Commission would accept her letter of resignation effective immediately. Chris Ellsworth stated for the record that the commission has no reason to not accept Cathy back if she request to join in the future.

Chris Ellsworth made a motion to accept Cathy Hudson's resignation effective immediately and was seconded by Tom Johnston.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Carter, Williams Nays: None

The Motion Passed.

Public Comments:

Kyle Garvin (property owner of 3737 E. 20th St.) approved the commission to seek approval to rebuild storage units at this location on the existing (capped) footings. The commission advised that the provided drawings have a fence that would be in the widening setback zone for 20th St. and would have to be behind the required setback.

Schedule Next Meeting Date and Time:

May 1st, 2017 at 7:00pm

Adjourn:

Chris made a motion to adjourn at 7:35pm and seconded by Mickey Sherman.

Ayes: Ellsworth, Sherman, Jackson, Johnston, Carter, Williams Nays: None

The Motion Passed.

