

**City of Duquesne, MO**  
Planning & Zoning Commission  
Meeting Minutes (APPROVED)  
July 3<sup>rd</sup>, 2017; 7:00 P.M.

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Meeting called to order at 07:05 P.M. by President Ray Brown

In Attendance:

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

Absent:

Val Carter, Vice President (2017) – Excused

Approve Agenda:

President Ray Brown advised that “Accessory Building Issue” can be removed from the agenda after it was tabled at the work session.

Mickey Sherman made a motion to approve the agenda and was seconded by Tom Johnston.

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

The Motion Passed.

Public Hearings:

Public Hearing was called to order at 7:07 P.M.

(Public Hearing 1 – Rezoning Application Southeast Corner of 16<sup>th</sup> & Katherine):

President Ray Brown explained that the applicant is wishing to rezone the property from R-1 to C-2.

Sean McWilliams (realtor with Keller Williams): Explained that his customer would like to purchase this lot and relocate his current expanding business which is located to the Northwest of this property to this lot. All commercial access to the property would be off of Kathrine Ave.

Public Comments:

Rick Gamboa (4005 E. 20<sup>th</sup> St.): Inquired what was located on this property before the 2011 tornado. President Ray Brown stated that this lot was vacant at the time of the tornado, and was zoned R-1. Rick also inquired if the City of Duquesne had an ordinance that requires any new commercial construction must have a paved lot. Mayor Gary Heilbrun stated that a paving ordinance is in place.

Connie Moore (3052 Blake St.): Inquired if the new building would increase truck traffic on 16<sup>th</sup> St. The Commission explained that the business owner already has a functioning business across the street from the property that he is looking at purchasing.

Emily Berendt (3608 E. 16<sup>th</sup> St.): Inquired what the rezoning would do to her current property value. Sean McWilliams (realtor with Keller Williams) stated that there would be no effect on the property value unless commercial property was to move closer, then it could increase the property value.

Stella McGowen (3604 E. 16<sup>th</sup> St.): Inquired where the semis would be turning around, if 16<sup>th</sup> St. is a no truck zone, and where the office area would be located on the building.

Allan Montgomery (1591 Kymberlee Ln.): Inquired about ground water. All the water from the south, east, and west centers onto Kymberlee Ln, and that one house at the curve had flooded garage because of water backup. Mayor Gary Heilbrun stated that for the buyer to build on the property they will need to submit a water run off plan to the city. Chris Ellsworth stated that per city ordinance no new property development can eject more water, or water at a faster pace than it currently leaves the property.

Barbara Welch (1595 Kymberlee Ln.): Stated that once the property is zoned to C-2 that anyone could build anything they wanted.

Public Hearing was closed at 7:42 P.M.

Public Hearing was called to order at 7:42 P.M.

(Public Hearing 2&3 – Rezoning Application 423Ft South of SE Corner 16<sup>th</sup>/Katherine & 575Ft South of SE Corner 16<sup>th</sup>/Katherine):

Sean McWilliams (realtor with Keller Williams): Explained that his customer would like to purchase these lots to make sure he has enough space to pull in semi-trucks onto his property (if needed). If the buyer does not need this property then he will build “lease” buildings.

Public Comments:

Allan Montgomery (1591 Kymberlee Ln.): Inquired why commercial properties could not just be up by 20<sup>th</sup> St to keep the integrity of the neighborhood. President Ray Brown stated that the commission could not address that because that is a matter between the buyer and the seller.

Public Hearing was closed at 7:47 P.M.

Commission Comments:

None

Rezoning Application Southeast Corner of 16<sup>th</sup> & Katherine:

Tom Johnston made a motion to approve the rezoning application and was seconded Gary Jackson.

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

The Motion Passed.

Rezoning Application 423Ft South of SE Corner 16<sup>th</sup>/Katherine:

Tom Johnston made a motion to approve the rezoning application and was seconded Steven Williams.

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

The Motion Passed.

Rezoning Application 575Ft South of SE Corner 16<sup>th</sup>/Katherine:

Tom Johnston made a motion to approve the rezoning application and was seconded Mickey Sherman.

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

The Motion Passed.

Approve June Meeting Minutes:

Gary Jackson made a motion to approve the June Meeting Minutes and was seconded Mickey Sherman.

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

The Motion Passed.

Public Comments:

Emily Berendt (3608 E. 16<sup>th</sup> St.): Inquired if the City Of Duquesne had a website. President Ray Brown and Chris Ellsworth provided Emily with the website.

Schedule Next Meeting Date and Time:

Monday July 17<sup>th</sup>, 2017 @ 06:00P.M.-Work Session for Accessory Building Issue

Monday August 7<sup>th</sup>, 2017 @ 07:00P.M.-Regular Scheduled Meeting

Adjourn:

Tom Johnston made a motion to adjourn and was seconded Gary Jackson.

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

The Motion Passed.

Meeting concluded at 7:55P.M.