

City of Duquesne, Mo

Planning & Zoning Commission Meeting July 2, 2018 7PM

Meeting called to order by President Ray Brown at 7:02 PM.

In attendance: Ray Brown (Dec 2018), Gary Jackson (Dec 2022), Chris Ellsworth (Dec 2018), Rick Gamboa (Dec 2022), Keenan Klein (Dec 2021), George Reeve (June 11, 2021)

Absent: Tom Johnston (Dec 2019) excused, Val Carter (Dec 2021) unexcused.

Gamboa was asked to take minutes in V. Carters absence.

Motion to approve agenda, Reeve/Klein. Vote: Yes 6-0. G.

Reeve did not get an email with the minutes. C. Ellsworth said he would make sure it was set up in the future. Two corrections were noted in the minutes 1. Page 1 should say "NW corner of 27th" and page 2 should say, "Representative left prior to request coming up on the agenda". Motion to approve the June minutes as amended, Ellsworth/Klein. Vote: Yes 6-0.

William Garrigan representing Oceans Adventure presented a temporary parking exception request. He states that they have contracted with Anderson Engineering to complete a storm water study that should be complete in ten days. C. Ellsworth asked if the study would be done for gravel and re-done for paving. Answer: Yes. Tonight request is to allow a 3-year delay in the paving of the parking lot. The contractor states that it will cost \$100,000 to pave the lot and the company is budgeting that in three years. They would like to install a compacted base with a dust suppression application. G. Reeve asked about vegetation control. Answer was it would be maintained at all times. Cable system to define the parking area will be installed. R. Gamboa asked how many parking spaces. Answer 27. R. Gamboa asked how he planned to administer the three-year agreement. Answer was it could be put in writing. R. Gamboa expressed concern that having several agreements with several entities might not be administered. C. Ellsworth said that the city clerk would keep track on a calendar in City Hall. R. Gamboa asked what would happen to the agreement if you sold the property. Answer was that the agreement would be made part of the deed of trust and agreement of any future sale. R. Gamboa said he would not oppose the request as long as the lot was maintained, the agreement was for three years, it was made part of the deed of trust and the city had the ability to monitor the date of expiration of the exception. C. Ellsworth asked how quickly parking spaces could be added to the rear. Answer basically a day or two if needed. Motion to recommend approval to the Board of Alderman as long as the lot was maintained, three year agreement, made part of the deed of trust and City clerk to monitor the expiration date. Reeve/Klein. Vote: Yes 6-0.

David Shumaker representing Buds Bait presented a temporary parking exception exemption request. He stated that his request is similar to Oceans request except that he would like the full five-year exception. He is renting the building from his brother. His plans are to eventually pave the 8 spaces on the north side of the building. G. Reeve asked the measurements of the parking spaces. Answer. 100 ft. would eventually be paved and extend to 13th street. G. Reeve asked about vegetation control. Answer. Mowing and vegetation control would be maintained at all times. G Heilbrun asked if the square footage of the building had been taken into consideration in relation to the number of customer parking spaces. Answer. Yes. C. Ellsworth said that the back part of the lot was already exempted in a past meeting. R. Gamboa asked if he had plans to pave 8 spaces in the front within 5 years and leave the back gravel and provide a letter from an attorney that can be made part of the deed of trust that confirms this. G. Reeve asked who had to provide the letter. R. Gamboa said the letter had to come from the owner of the property. R. Gamboa had reservations about not paving the 8 spaces at first but agreed that if the spaces in the front were maintained with gravel and weed control etc., he would have no objection. Motion to recommend to the Board of Alderman as long as a letter from the property owner is provided to the city and made a part of the deed of trust to exempt from paving the north 8 parking spaces for 5 years. Reeve/Klein Vote: Yes 6-0.

Public Comments: G. Heilbrun advised President Brown that he was relinquishing the formulation of the agenda to him to and the responsibility of providing any necessary information to the members by working through the city clerk who would send him any information of upcoming possible agenda items.

C. Ellsworth reminded President Brown that he needs to appoint a new secretary. President Brown removed V. Carter. R. Gamboa nominated K. Klein for secretary term ends 12.31. 2018. Second G. Reeve. Vote. Yes 5-0.

Next meeting is 8.6.2018 Gamboa reminded all he will not be there.

Motion to adjourn 8:09. Reeve/Ellsworth Vote Yes 6-0.

Submitted by Rick Gamboa

Speakers: William Garrigan 3108 Keller Drive, Joplin Mo. 64804

David Shumaker 513 Oakhill Road, Carthage Mo.

Mayor Gary Heilbrun 4015 E. 25th street, Joplin, Mo. 64804