

City of Duquesne, MO | Planning & Zoning Commission Meeting (Amended) | September 6, 2018 7PM

Call To Order: Meeting called to order by President Ray Brown at 7:00 PM.

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

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

Agenda: Motion to approve agenda, Reeve/Ellsworth. Vote: Yes 6-0.

Public Hearing:

- **Rezoning Application: a tract of property located at or near 2025 S Duquesne Road from R-1 to C-1.** Terrie Burton is here to request that their property be rezoned from R-1 to C-1 in order to sell the property. Van Benson (owner of four properties adjacent to the north) is in favor of this. Motion to send rezoning recommendation to city council, Reeve/Gamboa 6-0
- **Proposed ordinance amending Title IV: Land Use, Chapter 404: Zoning Regulations, Subsection "A" to provide that in the "R-1" single-family district, churches and other places of worship, but excluding overnight shelters, are permitted uses.**

The board discussed meaning of overnight shelters. Chris Ellsworth helped clarify what the ordinance meant. Reeve thinks the wording of the amendment is strange. The ordinance was looked over by the mayor, the council, and the city lawyer. Connie Moore questioned why this was brought up to be amended. Chris Ellsworth responded that many council members had been approached by Duquesne citizens regarding it. The goal of the ordinance amendment is to help clarify the existing code.

Motion to submit to the city council recommendation for approval of document 404.040 amendment. Ellsworth/Jackson | 5 y: Brown, Ellsworth, Gamboa, Jackson, Klein | 1 nay: Reeve

Minutes: Motion to approve August 6, 2018 minutes, Ellsworth/Reeve 5-0 | 1 abstain - Gamboa

Bill 18-32 Special Use Permit Fee

Mayor Gary Heilbrun discussed the addition of a few words to the Special Use Permit Fee, and is asking for Planning and Zoning to recommend a Special Use Permit Fee of \$250 to the city council. George Reeve believes that it sounds reasonable and should have been done in the past. Rick Gamboa asked how the fee relate to other similar fees. Mayor Heilbrun explained how the fee will work.

Motion for recommendation of Special Use Permit Fee wording changes, Ellsworth/Reeve 6-0

Public Comments:

- Kerry Divine is having problems with a home a few doors down having too many people coming and going, causing street congestion and asked for advice on help. Board members gave suggestions on things she could do. Other complaint of unmowed grass in her neighborhood as well.

Next meeting is set for 10.01.2018

Motion to adjourn: 7:49pm. Reeve/Ellsworth Vote: Yes 6-0.

Speakers: Terrie Burton, 2025 S Duquesne Rd, Joplin, MO 64804
Van Benson, 9944 Lawrence 1140, Mt Vernon, MO 65712
Connie Moore, 3052 Blake St, Joplin, MO 64804
Kerry Divine, 314 Morgan Ct, Joplin, MO 64801

Submitted by Kenan Klein