

City Of Duquesne, Mo
Planning & Zoning Commission Meetings (Draft)
June 6, 2018 7PM

Meeting called to order at 7:06 PM by President Ray Brown

In Attendance:

Ray Brown, Gary Jackson, Tom Johnston, Chris Ellsworth, Rick Gamboa

Absent:

Val Carter, Keenan Klein

Gamboa was asked to take minutes in Carters absence.

Motion to amend the Agenda to add Fire Hydrants. Johnston/Gary. Passed 5-0

Motion to approve amended Agenda. Ellsworth/Johnston. Passed 5-0.

May minutes were unavailable. An effort was made to contact Secretary Carter to obtain them was not successful.

Site Plan review-Oceans Adventure Park: NW Corner of 7th and Duquesne. William Garrigan explained his proposal. It will be an indoor dry playground of 3000 sq. ft. of activities. It will be a dry facility measuring 60'x 80' pole building with total of 4800 total square feet. Trees and landscaping will be added to improve overall look. It will be special needs accessible. Access will be from 27th street.

T. Johnston asked about hours. Hours are from 10-11 am until 8pm at present.

T. Johnston asked about staffing. 2-3 will be on duty at present. Parents/guardians are required to remain and supervise children and children may only leave with adults that brought them in.

K. Divine asked about fees. Fees are \$4 weekdays, \$5 weekends.

D. Mitchell asked if the city would receive sales tax on entry fee and what the revenue might be to the city. Answer, Yes but the total revenue is based on unknown revenue of the facility, which at present is projected at \$240,000.

D. Mitchell asked if potential widening of Duquesne Road has been taken into consideration. Answer, yes and building is set back 75 feet from centerline of road and the building can be set back further if the city prefers.

B. Welch asked about occupancy. Answer was Oceans will work under the direction of the Duenweg fire Department to establish the figure but the projection is 80-120.

T. Johnston asked about parking lot surface. Chip and Seal is proposed at present.

G. Reeve said he would prefer the building to be set back 100 feet from the center of the road. Answer was they are open to this recommendation.

R. Gamboa asked if there were plans for a flood plane study. Surveyor says there is nothing near that should cause a study to be made.

R. Gamboa asked if the city would require an engineering study. Mayor Heilbrun said that the city clerk did not feel one was needed.

R. Brown asked about large truck deliveries. Answer was there would be none except for the initial delivery of equipment.

R. Brown asked about Health Department inspections. Answer was yes, they would be necessary and Oceans would be in compliance with all codes.

B. Welch pointed out that Jasper County does health department inspections.

Gamboa pointed out that a fence or vegetation barrier is required when bordering a residence. Answer was that Oceans is already speaking to neighbors about options. Evergreen hedge is planned at present.

Gamboa mentioned that there is a possibility that the parking lot may have to be paved for all parking spaces according to code and that has to be researched.

Ellsworth asked about timeline. Answer was to start ASAP. The goal is to be open October 1, 2018.

No further discussion.

Motion to approve site plan with the addition of a 100-foot set back.

Johnston/Jackson. Vote: Yes 5-0.

Subdivision Preliminary and final plat Piper Glen 2 presented by Dan Mitchell.

Both new proposals are similar to the Piper Glen 1 proposal. Lots on the average are larger with a total of 115 lots. Lots average 65 to 67 feet with a few lots around the home to be retained at 57 feet. Setbacks match the city of Joplin, as was the case in Piper 1. Motion to approve and send to council. Ellsworth/Johnston Vote: Yes 5-0.

Dan Mitchell also presented piper Glen 3. He noted that Plat 3 has a detention pond on the property. If he is able to acquire elsewhere, the detention pond will be located there and homes built in its place. He also noted that there would be construction started on the pond and for sewer work that would begin at once even though no homes would be built on Plat 3 before Plat 2 is finished. The work would be needed to allow Plat 2 to proceed.

Johnston asked whose duty it would be to mow the detention pond. Answer was that the pond was the property of the house to either side and the homeowner was made aware that mowing was their duty. Typically when the home is re sold, this information may not be passed to the new owners and the city may end up having to mow it.

Gamboa asked if there had been further discussion on a sidewalk access to the school. Answer was this was still being discussed and in the event an agreement cannot be reached across the back of the development, the sidewalk may be placed on the easement on 20th street, which is not the preferred location. All streets in both plats will have sidewalks. The final connection to the school is the only issue.

Motion to approve Piper Glen 3 and forward to council. Ellsworth/Jackson Vote: Yes 5-0.

Setback Variance request Schnelle SM Inc.

Representative left.

Public comments:

George Reeve thinks that the approval of the Oceans project is a very good thing for the community and we should all support the project.

Fire Hydrants. Johnston reports that we have only installed one fire hydrant this fiscal year and it cost \$3500. The council approved \$10,000 and he thinks we should identify the next location and ask the council to start work. It is unclear as to which list of hydrants is most current. Johnston will speak to the Duenweg Chief to identify the next location.

Ellsworth made a motion to table Schnelle variance request and notify him that we need a letter from the property owner allowing this sign to be placed on his property.

Mayor Heilbrun discussed that the P&Z no longer has the power to hear the Variance request but rather the Board of Alderman should hear it. When the codification book is complete, approved and posted, the Board of Adjustment must hear it.

Ellsworth withdrew his motion and asked for the item to be stricken from the agenda.

President Brown asked those in attendance to consider joining a CERT team for emergency response team.

Next meeting is Monday July 2, 7PM

Motion to adjourn 8:07PM. Johnston/Gamboa Vote Yes: 5-0

Submitted by
Rick Gamboa