

City of Duquesne, Mo  
Planning & Zoning Commission Meeting (Final)  
October 7, 2019

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

In attendance: Ray Brown (12.10.22, Tom Johnston (12.31.19, Gary Jackson (12.31.19), George Reeve (6.11.21), Chris Ellsworth (12.31.19), Rick Gamboa (12.31.22), Becca White (8.12.2023)

Motion to approve agenda. Reeve/Johnston 7-0

Public Hearing Chapter 404 opened at 7:03PM. Kerry Devine spoke thanking the committee for all the work on composing this proposal. Bill Sherman spoke in opposition stating that as written it excluded a single head of household. Ellsworth thanked him and said that it would indeed have to be altered and made the motion to add "one individual person or two individual people" in place of the sentence "Two individual people" in the definition of "Family means one of the following." Motion seconded by Reeve, 7-0. Public Hearing closed at 7:09PM.

Public hearing on rezoning 1910 S. Duquesne from C-1 to C-2 opened at 7:16PM. Mayor Heilbrun spoke indicating that the applicant had called indicating that they could not complete everything and be here on time. He stated that we could either deny the application or allow anyone here to speak and then adjourn the public hearing until the next meeting. Reeve spoke with concern about parking, proximity to a day care, condition of the lot and whether or not we want that type of business in our city. Ellsworth said that the only thing we could consider is the zoning request and not the future use of the land. No further speakers. Reeve made a motion to adjourn the public hearing. Seconded by Gamboa 7-0. The public hearing was adjourned at 7:21PM.

Approve the August Draft meeting minutes. Reeve pointed out that his name was misspelled. Gamboa will correct. Motion to approve Reeve/Johnston 7-0.

Billy Garrigan concerning parking. Tabled, as he did not appear. Motion to table Johnston/Reeve 7-0.

Preliminary site plan review Adams Automotive. John Rossow spoke indicating that he did not have all of the necessary paper work but he would have it in four days to Chevelle. Chevelle indicated that she has reviewed everything he has prepared which all look to be proper. Motion made to give approval contingent on all paperwork being submitted to Chevelle in four days. Reeve/White 7-0.

Final site plan review Terrace Green. Chevelle spoke indicating that three things came in late and our engineers have not had a chance to review. Motion to approve based on the three missing items being approved by our engineer's approval prior to council meeting. Ellsworth/Reeve 7-0.

Motion to accept the resignation letter of Steven Williams. Reeve/Johnston 7-0.

Donald Allen application to P&Z with a term of (10.14.2023) was reviewed. Motion to recommend the mayor appoint. Johnson/ Reeve 7-0.

Public comments. None offered.

Gamboa asked if something can be done about scam emails on the P&Z. Ellsworth said the city has spent \$700 trying to end this but we have not had any luck and recommended that we text the person before opening any suspicious email attachments.

Gamboa asked if Becca White would accept the Secretary position. She agreed. Gamboa nominated her. Second Reeve 7-0.

Next meeting scheduled November 4<sup>th</sup>, 7PM.

Motion to adjourn Reeve/Ellsworth 7-0.

Speakers:

Kerry Divine: 314 Morgan Court, Joplin, Mo.

Bill Sherman: 825 South Duquesne, Joplin, Mo.

John Rossow: 741 Orr, Joplin, Mo.

Chevelle Kidd Lawvere: 616 Locust, Carl Junction

Minutes by Rick Gamboa