

CITY OF DUQUESNE PLANNING AND ZONING COMMISSION
MEETING MINUTES

Date: 8 October 2012

Time called to order: 6:14 PM by Chairman Ray Brown.

Roll Call: **Present:** Chairman Ray Brown, Vice-Chairman/Secretary Ken Ayton, Dale Daniels, Gerald Keller, Steve Reese and Denny White. **Absent:** Russell Fleetwood, Roland Harmon, Cathy Hudson, Gary Jackson, Bryan Low.

A motion was made by Steve Reese and seconded by Dale Daniels to add consideration of the rezoning application for the property at 811 Walnut Ridge to the agenda. This was tabled at the last meeting until more information could be made available. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed. **A motion was made** by Denny White and seconded by Steve Reese to approve the agenda as amended. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Denny White and seconded by Steve Reese to approve the September 10, 2012 meeting minutes of the commission. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

The minutes of the September 17 were lacking an adjournment time, as noted by Chairman Ray Brown. Secretary Ken Ayton verified from his notes of the meeting that the time of adjournment was 8:35 PM. **A motion was made** by Steve Reese and seconded by Denny White to add 8:35 PM as the adjournment time for this meeting. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed. **A motion was made** by Denny White and seconded by Steve Reese to approve the minutes for the commission work session, held on September 17, 2012, as amended. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

At 6:18 PM a motion was made by Denny White and seconded by Steve Reese to start the public hearing section of the meeting. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Denny White and seconded by Dale Daniels to open discussion for consideration to rezone the property at 811 Walnut Ridge from residential to Commercial (C2). Clarence "Sonny" Garman came before the commission to explain his proposal. There was no public opposition. **A motion was made** by Dale Daniels and seconded by Steve Reese to close discussion on the rezoning of property at 811 Walnut Ridge. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed. **A motion was made** by Dale Daniels and seconded by Gerald

Keller to recommend approval to the city council of this request. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Dale Daniels and seconded by Steve Reese to open consideration of the voluntary annexation of the property at 4765 E20th Street. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

- Gary Heilbrun, 4015 E25th Street, had a question as to whether this annexation required the city to provide sewers. Mayor Denny White answered that it did not. Mr. Heilbrun then asked whether that option was going to be made available to the property owner of the proposed annexation. Mayor White responded, “Not at this time.”
- Mr. Talley, city attorney, noted that this annexation would benefit the city in making annexation available to other property owners in the future. He explained that annexed properties must have “contiguous” boundaries with the city in order to be annexed.

A motion was made by Steve Reese and seconded by Denny White to close discussion of the voluntary annexation of the property at 4765 E20th Street. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed. **A motion was made** by Denny White and seconded by Dale Daniels to recommend approval of this request to the city council. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Dale Daniels and seconded by Steve Reese to open consideration of an amendment to Ordinance 195 “Suspend Lot Splits & Minor Subdivisions”. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed. Mike Talley, city attorney, explained that this proposal provides an exception for those citizens affected by the tornado of May 2011. The city council passed a suspension on split lots and minor subdivisions in the expedited debris removal area aimed at controlling rapid development deemed to be not in the interest of the community. This exception would assist residents in the affected areas, for example Mr. Arnold Terry, 1705 Melissa Terry Lane, and anyone else in the community with the same situation, in their endeavors to improve their property affected by the disaster.

- Mr. Arnold Terry, 1705 Melissa Terry Lane, spoke in favor of the amendment.
- Julie Rouse, 4035 E24th Street, addressed her concerns to the commission. She was concerned about fire safety of building more structures on lots that have been split due to the closeness of the structures.
- Gary Heilbrun, 4015 E25th Street had a question about wording in the amendment.

A motion was made by Dale Daniels and seconded by Denny White to close discussion on the adaption of the Amendment to Ordinance 195. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed. **A motion was made** by Denny White and seconded by Dale Daniels to recommend adaption of the Amendment to Ordinance 195. ”. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Steve Reese and seconded by Dale Daniels to open discussion for a lot split application for the property at 914 Van Winkle. After a presentation by Aaron Garman, 901 Summit Drive, and a lengthy discussion, it was determined that there were too many questions regarding the feasibility of the plan as outlined, to proceed. **A motion was made** by Denny White and seconded by Dale Daniels to table the request until more information can be presented to the commission. ”. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Dale Daniels and seconded by Ken Ayton to table the rezoning application for the property at 3838 E13th Street, due to running out of time. The City Council meeting was scheduled to begin. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

A motion was made by Denny White and seconded by Dale Daniels to adjourn at 7:14 PM. ”. Ayes: Brown, Ayton, Daniels, Keller, Reese and White. Nays: None. The motion was passed.

The next meeting of the Planning & Zoning Commission is scheduled for Monday, November 5, 2012 at 7:00 PM

Respectfully submitted, Secretary, Ken Ayton.