

CITY OF DUQUESNE PLANNING AND ZONING COMMISSION  
MEETING MINUTES

Date: 9 July 2012

Time called to order: 6:04 PM by Chairman Ray Brown

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

**A motion was made** by Denny White and seconded by Steve Reese to accept the agenda as written. **Ayes**: Brown, Ayton, Daniels, Harmon, Hudson, Jackson, Keller, Low, Reese and White. **Nays**: None. The motion was passed.

**A motion was made** by Steve Reese and seconded by Brian Low to approve the minutes for July 11, 2012 as written. This meeting was cancelled due to a lack of quorum. **Ayes**: Brown, Ayton, Daniels, Harmon, Hudson, Jackson, Keller, Low, Reese and White. **Nays**: None. The motion was passed.

A misspelled name in the minutes for July 18, 2012 from Laura Daugherty to Lisa Daugherty was noted. **A motion was made** by Steve Reese and seconded by Denny White to approve the minutes as corrected. **Ayes**: Brown, Ayton, Daniels, Harmon, Hudson, Jackson, Keller, Low, Reese and White. **Nays**: None. The motion was passed.

Public Hearing section of this meeting was convened by Chairman Brown at 6:10 PM to discuss (1) rescheduling a rezoning request for 3505 E 10th Street and (2) the Arnold Terry appeal for rezoning 1704 and 1706 Melissa Terry Lane from R1 to R2 classification. **A motion was made** by Denny White and seconded by Roland Harmon to reschedule a public hearing to consider the request for rezoning 3505 E 10<sup>th</sup> Street to July 23, 2012 at 6:00 PM. **Ayes**: Brown, Ayton, Daniels, Harmon, Hudson, Jackson, Keller, Low, Reese and White. **Nays**: None. The motion was passed.

At 6:14 PM, Chairman Ray Brown announced that there would be a short recess while the commission waited for the city attorney, Mike Talley, to attend this meeting. He stated that the public hearing of this meeting was still in session, but nothing would be discussed until Mr. Tally arrived to give some procedural guidance. At 6:23 Mr. Tally arrived and the meeting continued. Mr. Talley stated that we could proceed to reconsider the zoning request for 1704 and 1706 Melissa Terry Lane as long as a public hearing was advertised in the paper 15 days prior to the meeting and it was placed on the agenda as a public hearing.

1). Arnold Terry spoke in favor of rezoning the properties at 1704 & 1706 Melissa Terry Lane from R1 to R2 classification to permit him to construct two duplex, one bedroom

structures. He provided a sketch of the proposed structures. This would replace two single family structures that were destroyed in the tornado.

(2) E. F. Shea (1711 S. Duquesne Rd.) spoke in favor of the proposal, citing improved property value.

(3) Don Parker (1607 S. Duquesne Rd.) spoke in favor of the proposal, citing improved property value.

(4) Debra Giddens (3838 E. 16<sup>th</sup> Street) spoke against the proposal. She cited fear of increased traffic, the possibility that it might become rental property and she disputed the relevance of some of the signatures in favor of the proposal.

(5) Melissa Wakefield (3801 E. 16<sup>th</sup> Street) spoke against the proposal, citing fear of decreased property value if zoning is changed from R1 to R2 classification.

(6) Christina Low (3726 E. 26<sup>th</sup> Street) spoke against the proposal, citing increased traffic concerns and decreased property value if changed from R1 to R2 classification.

(7) Arnold Terry spoke again in rebuttal citing rumors that he was going to build five duplexes as false and that he was proposing to build two one bedroom duplexes aimed at older generation clientele.

At 6:51 PM Chairman Brown officially closed the public hearing section of the meeting and called for a motion after discussion. **A motion was made** by Brian Low and seconded by Gerald Keller to recommend to the city council to keep the properties at 1704 & 1706 Melissa Terry Lane classified as R1 and to deny the request to rezone the properties as R2. Ayes: Ayton, Hudson, Jackson, Keller and Low. Nays: Brown, Daniels, Harmon, Reese and White. The motion was not passed. **A motion was made** by Denny White and seconded by Dale Daniels to recommend to the city council to change the classification for the properties at 1704 & 1706 Melissa Terry Lane from R1 classification to R2 classification. Ayes: Brown, Daniels, Harmon, Keller, Reese and White. Nays: Ayton, Hudson, Jackson and Low. The motion was passed.

**A motion was made** by Denny White and seconded by Dale Daniels to adjourn. Ayes: Brown, Ayton, Daniels, Harmon, Hudson, Jackson, Keller, Low, Reese and White. Nays: None. The motion was passed. The meeting adjourned at 7:00 PM. The next meeting is scheduled for 7-23-12 at 6:00 PM.

Respectfully submitted, Secretary, Ken Ayton