

City of Duquesne, MO  
Planning & Zoning Commission regular meeting - FINAL

**1.4.2024**

In Attendance: Kerry Divine (April 2021-2024), Rick Gamboa-Sec (April 2021-2024), Ray Brown-Chair (Dec 2022-2026), Denny White Absent Excused (Sept 2021-2025), Gary Jackson Absent excused (Dec-2022-2026), Sherry Lawrence-Vice Chair Absent Excused (Dec 2021-2025), Tom Johnston Absent (Dec 2019-2023)-Absent, Courtney Denney (Jan 2023-2027) MAYOR Bill Sherman, City Attorney Talley

**Call to Order:** 7:01 pm by Chairman Brown

**Approve Agenda:** Lawrence/Denney 6-0

**Approve Amended Minutes Dated:** Devine/Denney 6-0

**New Business:**

Gamboa mentioned that the Mo Supreme court has struck down a law banning sleeping on public land and asked if we should reconsider our park rule regarding same. It was decided that this was in reference to state owned land and at present does not apply to us.

Gamboa mentioned that there are several communities that are reviewing their Air B&B rules making them stricter. He asked if we should not also review ours. It was decided that we have just reviewed our regulations and unless some new information becomes available, we should not use resources to pursue the issue.

Divine mentioned that she asked to be on the agenda with questions but was not put on it. She had questions which were:

1. Can a business operate a warehouse without a permit or license? Specifically, a business using part of the building for storage space, and they are not required to have a license. Talley said that if the property is properly zoned, that this would be a legal use. He mentioned that a business license is in another section. Talley mentioned that in 605.013, the definition of a person doing business is detailed. If the person meets those requirements, they should have a business license.
2. Businesses are supposed to pave their parking and driveways. She asked how long we allow businesses to go without paving. Gamboa said that there were exceptions with dates granted on at least 3 different properties that he can remember. The BofA said that the due dates were in a calendar kept by the city clerk. She mentioned a business by the roundabout, Efrid's and the sign company on 7<sup>th</sup> St. Gamboa said they should have been required at the time or else an exemption should have been granted with a due date. Gamboa believes that this was not handled at the time, and we need to find a way that this does not continue to happen. Gamboa said that paving should be a checkmark on the application process. Gamboa felt we should recommend to the BofA that all items required should be listed in the application process. Talley said that would

help. Talley mentioned that we have a specific provision (section 404.030 G) enacted in 2015 that provides an exemption of up to five years.

3. Do all solar panel projects have to be licensed? Sherman said Yes.
4. Cars in her neighborhood are impeding mail delivery in her neighborhood. Talley mentioned that we have a code on parking (355.010) but parking in front of mailboxes is not mentioned.

Ray Brown expressed concern about the new bridge on 32<sup>nd</sup> St. and the effect of traffic on Duquesne Road and that we should put up large electric signs directing truck traffic elsewhere. Sherman said that the main reason we do not do more traffic stops on large trucks in the city is the huge traffic jam such a stop would cause.

Jane Baine said that such a stop might cause a fatality and possible legal action directed at the City. Mickey Sherman mentioned that signs are ignored in general as noted with the recent barricades being moved. Gary Heilbrun said he has been with our police in the car when they pulled over two trucks in 30 minutes and wrote tickets and all he is saying is that if you want to do it, you can do it.

**Old Business:** None

**Public Comments:** None

**Other business:** None

**Meeting Adjourned:** 8:16 pm Lawrence/Devine 6-0

**Schedule next meeting:** 2.5.2024, 7PM

Submitted by Rick Gamboa