

City of Duquesne, MO  
Planning & Zoning Regular Meeting 4.7.2025 FINAL

**4.7.2025**

**Call to Order:** 6 PM by Chair Ray Brown

**Roll call:** In Attendance: Denny White (Sept 2021-2025), Courtney Denney (Jan 2023-2027), Donnie Greenlee-Vice Chair (April 2024-2028) Absent Excused, Ray Brown-Chair (Dec 2022-2026), Rick Gamboa-Sec (April 2024-2028), Sherry Lawrence (Dec 2021-2025) Absent Excused, Gary Jackson-(Dec-2022-2026), Mayor Bill Sherman

**Approve Agenda:** D. White, C. Denney 6-0

**Approve Previous Reg Meeting Minutes:** C. Denney- D. White 6-0

**Public Hearing: Comprehensive Plan:** 6:03 PM

Amanda Hampton (HSTCC) went through the plan page by page and answered questions. Jennifer McVay 4561 E 25<sup>th</sup> St. said the report shows that the water bill is handled by MO American Water, but the City of Joplin handled the sewer bill. Correction noted. She also mentioned that the bill keeps going up and who determines that. Brown said the rate is determined by Joplin and we have no say so on the rate. McVay also asked why we are not ticketing big trucks illegally on City roads. Brown said it was a safety issue and traffic issue. White said if you are not going to enforce the ordinance, why is it not repealed? He noted that Joplin does not have any issue pulling people over who are in violation. Bill Leavens 2110 S. Duquesne Rd. mentioned that anyone can go on Google and report a street as residential only, but it takes about a year and a half for the correction to be made.

Kerri Divine asked if someone wanted to open a business on 13<sup>th</sup> St. currently zoned as R-1, would they still have to have it rezoned since the “future use” map shows 13<sup>th</sup> St. as “planned commercial use”? Answer was the “future use map” only indicates planned use and each property would still have to be rezoned with normal procedures.

Mayor Sherman was not in favor of strictly enforcing the 300-ft portion of the future use guideline. Gamboa felt it should be used as a guideline and any variance of that number would still have to come before the P&Z.

John Osbourn, 4025 E 15<sup>th</sup> St. asked if there were any plans for widening any streets in Duquesne. Brown said that the future use plan shows the proposed widening of 20<sup>th</sup> St. and Duquesne Road, but these items are not funded.

Hearing closed at 6:40 PM

**Lot split request for 3801 Cresswell:** Stricken from agenda. Paperwork was not completed.

**Ben Leavens - Site Plan 3813 Cresswell Avenue:** Leavens presented the Site plan for approval. This will be a gated community, and key access will be provided to Police, Fire and the City. Motion to recommend to Council to approve. Denney-Gamboa 6-0.

Jim Hunter 1514 S River St, Carthage: Spoke about 3639 E 7<sup>th</sup> St. He asked for input for the property West of the mortuary as a possible fast-food location. There was no objection, but Gamboa mentioned that it must still have a public hearing and be approved by P&Z, and this is not a guarantee.

**New Business:** Gamboa asked why the building permit application which shows a space for the P&Z to approve. No one had an answer.

**Old Business:** Mayor said that the council acted favorably on our recommendation to hire an engineering firm to develop the street plan.

**Public comments:** None

**Other business Deemed necessary:** White-Denney Motion to approve the comprehensive plan with the minimum changes noted 6-0.

**Schedule next meeting:** 5.5.2015 at 6 PM

**Adjourn:** White-Denney 6-0

Submitted by Rick Gamboa