

City of Duquesne, MO  
Planning & Zoning Regular Meeting 5.5.2025 FINAL

**5.5.2025**

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

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

**Approve Agenda:** Denney-Greenlee, 7-0

**Approve Previous Reg Meeting Minutes:** Denney-Greenlee, 7-0

**Public Hearing:** Rezoning application-3639 E. 7<sup>th</sup> St. Undeveloped to C-2.

6:04 PM. Jim Hunter 1514 S River St. Carthage spoke for the applicant to answer questions. Proposed Domino Pizza location.

Karen Buchanon, 502 Foxfire Ct., Joplin spoke neither for nor against but asked questions. She asked if there was a map that shows the proposed 2 ½ acres re-zoning. The zoning map was pointed out on the wall and a copy was provided for her to review by the city clerk. Jim Hunter said the old house would be taken down and that there would be about 100 feet from the back of the proposed business to the rear (north) of the property. Gamboa noted that by code, a specific size fence or barrier from a commercial establishment to a residential property, must be part of the building permit. She asked what the selling price was. Hunter said that could not be disclosed. She mentioned that there were several acres west of this property. She asked that the property remain residential and wooded. Brown mentioned that that area was not in this proposal.

Meeting closed at 6:17 PM

Mayor Sherman said that this would help the city with potential sales tax income.

Denney said she was for it as the strip of land is a future list commercial and all other businesses are commercial.

Motion to recommend to BofA: Jackson-Greenlee, 7-0.

**Lot Split:** 3805 Cresswell

City clerk spoke to explain the application.

Lawrence asked if the porch shown in the drawing would be allowed as it is closer than 10 feet to the property line. Gamboa said we are only reviewing a lot split and not a building permit for the structure in the drawing. A properly issued building permit would not allow the porch in the drawing to be built.

Gamboa said he had some questions given to him by a constituent. First according to the lot split application, the easements must accompany this application. They are missing. Brown said we could send it back for correction. Gamboa said we are not deciding anything, it is up to the clerk to process this. We can only point out things that may be missing from the application and should be corrected before approval. He also asked who the owner of the property was. Lawrence said the owner was the LLC shown on the application. He asked if Knoll drive was C-1 as listed on the application. The answer was "NO." Gamboa points out that the application should be corrected on these points prior to being approved.

**Old Business:** Gamboa asked if Sherman had been able to hire an engineering firm to chart the streets and make recommendations. Answer was "YES." He also said he was concerned about the special road district may be dissolved and we use them extensively.

**New Business:** None

**Public comments:** Shane Horine 4502 E. 24<sup>th</sup> asked about the possibility of building a garage on the existing slab where a garage stood prior to the tornado. The slab is too close to the property line, but he wondered if there was a way to get an exemption. He said he has spoken to 2 of the 3 neighbors and they are fine with that. He was told that he would have to apply for a special use permit which would require posting, notification of neighbors and a public hearing. He was also strongly advised to have a current survey done. He asked if it were to be approved, would it have to be taken down if he sold the property. The answer was "NO."

**Other business Deemed necessary:** Kerry Divine, 314 Morgan Ct. asked about how the Cresswell property owner can be listed as a business when the property is residential. The answer was that a business can own a property but not be operating any business on it.

Brown mentioned that golf carts are driving around on city streets. Gamboa recommended that Brown bring that up to the Police Department as they enforce traffic codes.

**Schedule next meeting:** June 2<sup>nd</sup>, 6PM

**Adjourn:** 6:54 Greenlee-Denney 7-0

Submitted by Rick Gamboa