

6.3.2024

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

Call to Order: 6:02 pm by Brown

Approve Agenda: Greenlee/Denney 5-0

Approve Regular Meeting Minutes Dated 5.6.2024 Amended: Greenlee/Denney 5-0

Public Hearing: 6:04pm Sam Hickey, owner of three houses on 13th and Duquesne, which have been remodeled, was planning to bring plans with him but Mayor Bill Sherman hadn't heard from him. Said he could give a brief overview from what he told him but he isn't his representative. Discussion was had to table and if he showed then we could speak with him. A motion was made to table the matter of Sam Hickey until the next meeting. Denney made the motion to table the discussion until Sam was present, Denney/Greenlee 5-0.

Lot Split Application for 4110 E 26th: City Clerk Terry Ingram presented a lot split application for 4110 E 26th Street. A map was provided and the committee reviewed the proposed lot split. The sale of the property is contingent upon the lot split. Both owner and proposed purchaser were present for questions. Brown asked if the west side of tract 2 butts up against Belle Locke and the proposed purchaser said yes. Terry Ingram stated she did make an adjustment to the application because if the lot split goes through, the new address for lot 2 will be assigned as 4033 Belle Locke.

Brown stated this was a FYI for the committee unless we had any questions for the clerk, owner or proposed purchaser. Denney asked if access would be off of Belle Locke and the proposed purchaser said yes, access would be on Belle Locke from lot 2. Brown stated the house would be constructed in such a way that ingress and egress would be to the west of Belle Locke. Greenlee asked the proposed purchaser if that was his plan to build a future home and he answered yes. Greenlee asked about the existing structures over on 26th. Proposed purchaser stated there is a 3-car garage still standing and the existing foundation will be filled in for a foundation slab to be poured over it. Brown asked about sewer hookup. He asked if there was anything connecting to the sewer system before and the proposed purchaser said no, it had a septic tank. He said sewer access is directly north of the existing structure and runs to the west line of the property and is currently marked at this time. Brown stated he just wants to make sure sewer is available for hopefully a nominal cost and not \$500/< or anything outrageous.

Brown stated he presumed water was available as well and the proposed purchaser said that was correct. Brown asked if the proposed purchaser knew if Liberty electric had a pole in the area and the proposed purchaser stated there was a pole at the intersection of 26th street which is where the original connection came from and fed to the house and a secondary connection would come off the lot. Brown stated Liberty would probably have to set another pole or two on the property and even a third on the property in order to get electrical power. Proposed purchaser hadn't spoken with them on how far they would have to run off Belle Locke but will most likely be one pole, if not two. Greenlee asked if at the subsequent meeting we would see some plans for construction. Proposed purchaser said tcorrect.

Mayor Bill Sherman stated he texted Hickey asking if he was able to make the meeting tonight and he texted back "For Duquesne? Is the tonight? I'm just down the street, so sorry."

New Business: Denney asked if the people who came to us about the coffee place over on 7th street had torn the building down. Mayor Bill Sherman stated the storm warped it. He said if they would have had some framing done before the storm came, it probably would have been okay but it couldn't be salvaged. He stated that since everything was already disconnected, we gave him permission to demolish and start over. Greenlee asked if it was going back on the same floor plan and the Mayor said he already had the floor poured.

The Mayor stated there was one resident who didn't have power restored until last Friday due to the storm.

Brown stated he wasn't sure if his question would be best under new business or public comments, but said he can triple check with the Missouri Department of Transportation but he was still under the opinion that the city needs to put up a "right lane must turn right" sign near the shopping center off 7th and Duquesne on the north side heading south to Duquesne. He stated there are two lanes southbound on 7th and people do not realize until they are at the intersection that you must turn right until you're forced to turn. He stated it needs to be towards the top of the hill prior to it splitting into two lanes. He was pretty certain MODOT was going to say it was our responsibility and not theirs since it's not a state highway.

The Mayor stated that to his understanding, they control the intersection in both directions. Brown asked up to a distance of how far and the Mayor did not know off the top of his head. The Mayor stated he would speak with the traffic engineer who ~~also happens to be the Mayor~~ himself is Chief White. Brown stated he has MODOT engineer's phone number and he would try to call him.

Chair entertained a motion to un-table Mr. Hickey's plan. Denney/Greenlee 5-0. Sam Hickey stated he works at Flat Branch Home Loans on 32nd St. He stated he is a real estate investor as well and likes to make bad things look better. On the corner of 13th and Duquesne, those three houses in a row, he overtime, has cleaned them up and redid what was needed to make them nice and livable, has rented one, sold another and the one on the corner is almost finished and are cleaning up the yard now and will be listed for sale.

The property just behind it off 13th across the street from the church is his property as well. It's about 4 acres with brush and trees and a tiny shack that they are starting to work on as well and plan to turn it into an office/overnight quarters for on-site security if needed. He would like to put a big shop building there, turn the property commercial. He stated he wants to run a small construction company out of there, keep a little bit of equipment there and maybe eventually expand into some other things that could be good tax revenue for the company and for the area but also clean that space up and make it nice. He stated first step is to make it commercial and put the shop in for my purposes. He stated it is bigger than the little house that is on the property and that requires commercial zoning.

He provided a drawing showing what he was thinking for the property. He stated it was currently residential. He explained the division of the property and existing structure on the property. He stated he has a few trucks, trailers and dumpsters he uses for his business on the side and putting them at the back of the property would keep things nice, safe and secure with just a little fencing. Eventually he would like to, a little at a time, move some trees out of the way and potentially put a little industrial park there but for now, he would just need it commercial for a big shop on the property. He stated the property is currently overgrown. He would like to leave a tree line at the back for security and visual. Initially he would just clean up the edge, push some of it over about 20 feet in. Possibly some additional shop space in the future.

Brown stated it would be good to retain some trees because he believes trees can be used as actual fences for zoning. Denney stated that based on Duquesne's code, in order for him to do what he is wanting, he would need to rezone to M-1 not commercial, it would need to be industrial use. Sam Hickey stated that whatever zoning it would need to be is what he is requesting. Greenlee read the code for M-1 use and stated it sounded more like what he was describing. Sam Hickey stated he was just using the word "commercial" as a more general term than a specific zoning request. Denney stated that when he made application for rezoning, he would need to request M-1 based on the description of the proposed use. Brown stated that bear in mind, that it's way down the road and not happening today but setbacks that will accommodate widening of Duquesne road beyond its current two lanes. Sam Hickey stated he thinks the office that is there is far enough back to add two or three lanes and doesn't plan to build in front of that. The Mayor stated he missed the contractor equipment and recommended commercial zoning. Sam Hickey stated he has a tractor and mini-excavator that he keeps at his house but would like to consolidate to that area and use with the shop. Denney stated the way it reads in code, "contractor equipment storage yard," is in the M-1 zoning. Greenlee stated that if you're storing your equipment and with what he described for later uses as industrial, M-1 would be the appropriate zoning. The Mayor stated we discussed the land on 13th street being zoned for future commercial use. He asked if because of the other things that are allowed in M-1 if that would be a consideration. Brown stated it was something to keep in mind on.

Old Business: Brown asked about the comprehensive plan and stated she (Amanda with Harry S Truman) had a lot of stuff to work on for us. Greenlee asked if we knew when she was

supposed to be back with additional information. The Mayor did not know but stated she came in to pick up the contracts. Greenlee stated that she has not contacted the school district regarding the processes and the neighborhood storm shelter. He knew that was one of the things she discussed that she needed to do and to bring that information into the plan so she is probably still working on it and maybe a little ways out before we get it again, probably at least a few months.

Brown discussed two fire hydrants the Duenweg Fire Department recommends, 16th and Katherine and 13th and Rex. He stated they tried to establish more hydrants as it increases our insurance rating and basically makes them happy and if they are happy, then we are happy. Brown stated he did notice there are two inside the apartments between 13th and 16th but are reserved just for them so that is why they are considering 16th as a backup. Brown stated that wherever they are able to put them in and hopefully at least a 250 GPH rating. Greenlee asked if Brown had called to verify the 13th and Rex or are we just assuming. Brown stated he has been in contact with the chief and they have spoken a few times. He has definitely confirmed 16th and Katherine and he thought he wrote down 10th and Rex but it is 13th and Rex.

Public Comments: Kerry Divine stated that she saw the coffee shop and got excited because it did look really neat and did call in for the building permit to see what it was going to be like and there was nothing on that and that just concerned her that the paperwork doesn't match what is going on and she didn't know because we are all signing off on this and the paperwork just as in banking or in real estate or any business should keep up with what is actually going on. Denney stated she thought it had actually changed based on the tornado so a natural disaster changed the plan, is what it seemed like, not anticipated. Divine said it was from March and expected to find a new one but the old one didn't have much information on it and to just keep all the "I's" dotted and the "T's" crossed. Other business Deemed necessary: None.

Schedule next meeting: July 1st at 6 pm

Meeting Adjourned: 6:35 pm Denney/Greenlee 5-0

Submitted by Courtney Denney