

**DUQUESNE BOARD OF ALDERMEN  
PUBLIC HEARING  
JULY 15, 2024, MEETING MINUTES**

**Call to Order:** Meeting for the Duquesne Board of Aldermen was called to order at 6:00 PM by Mayor Bill Sherman.

**Roll Call:** Answer roll call was Chris Ellsworth and Mayor Bill Sherman. Absent were Jane Baine, Myra Gonzalez and Becca White. Also present were city clerk and 8 guests.

As there was no quorum present, regular business was continued to business meeting later in week. No action was taken.

**Pledge of Allegiance and Invocation:** Pledge of Allegiance to the United States of America was led by Mayor Bill Sherman and followed by invocation prayer given by Mayor Bill Sherman.

**Agenda:** It stood as presented.

**Public Hearing for Application to Rezone 4015 E 13<sup>th</sup> Street from R-1 to M-1:** Mayor opened public hearing at 6:02 PM. Mayor stated that Sam Hickey, applicant, was present tonight, but did not attend P&Z public hearing. Ordinance required his attendance at both public hearings. Therefore, P&Z had no recommendation at this time.

Gary Heilbrun, 4015 E 25<sup>th</sup>, was opposed to M-1 in residential area. He thought it appeared that rezoning had already been granted because construction equipment and other property were on site.

Ray Brown, 3615 Johnson Drive, said P&Z had to deny request because Mr. Hickey failed to appear at July 1 P&Z Public Hearing.

Kerry Devine, 314 Morgan Court, also opposed M-1 being allowed in residential area.

Shane Gerber, 4126 E 13<sup>th</sup>, stated he lived directly across street from property and was concerned about what effect such rezoning would have on his property value.

Sam Hickey - applicant, 19730 Hwy 43, Seneca, apologized for missing P&Z public hearing. He had purchased 1219 S Duquesne (now under contract), 1209 S Duquesne (currently rented) and 4015 E 13<sup>th</sup>. He has already done considerable amount of cleanup of properties and some permitted remodeling. He wanted to use 13<sup>th</sup> Street property for his construction equipment and eventually turn existing house into his office. (NOTE: He attended June 3 P&Z meeting discussed plans for 4015 E 13<sup>th</sup> property to rezone to C-2. Because he had tractor and mini-excavator, he needed to rezone to M-1.)

Kerry Devine asked if city was going to check into lot split application every being issued.

As there were no further comments, Mayor closed public hearing at 6:11 PM.

Mayor understood there were three houses on separate lots. Gary Heilbrun said zoning maps indicated 2 lots. (NOTE: Legal description for property listed on rezoning application was for 4015 E 13<sup>th</sup> Street and matched Beacon as one single lot.)

**Next Meeting:** Meeting was scheduled for Thursday, July 18, at 6 PM.

Mayor adjourned meeting at 6:14 PM.