

City of Duquesne, MO
Planning & Zoning Regular Meeting 11.4.2024 FINAL

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Call to Order: 7:01 PM

Roll call: In Attendance: Denny White (Sept 2021-2025), 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: Greenlee/Denney 8-0

Approve Previous Reg Meeting Minutes: Denney/Greenlee 8-0

Public Hearing: 7:04pm Sam Hickey 4015 E 13th St. Rezone R-1 to C-1

Sam Hickey 19730 Hwy 43, Seneca, MO, spoke in favor.

Wants to put a 40x50 shop on the property and store equipment inside. He has 2 dumpsters, 2 trucks and a tractor.

Shane Gerber 4126 E. 13th St, spoke against. Lives across the street. Should not be allowed in a residential neighborhood. Will hurt his property values.

Kerry Divine 314 Morgan Court, Joplin spoke against.

Jane Baine 4250 E. 13th St, Joplin spoke against.

Gamboa does not find in the code where this type of business is allowed. Mayor Sherman said that this qualifies as a realty office.

Meeting closed at 7:34 pm

Vote to recommend or deny. White/Jackson to deny recommendation: Nays (to deny) (6): White, Denney, Greenlee, Gamboa, Lawrence, Jackson. Ayes to recommend (2): Brown, Sherman

Alex Lane 1001 Site Plan Update. Jeff Cole 1118 S Sergeant, Joplin spoke for the applicant. He asked if the committee saw any issue with the preliminary cite plan. No issues were noted. The mayor said there would need to be a Final Cite plan submitted.

Other Business Deemed Necessary: Mayor Sherman said he was approached about the possibility of a fire station being put in Duquesne. We have no provision in our ordinances to regulate them. How should we handle the purchase of private land for a fire station? All comments were favorable to having a fire station.

Public Comments: Kerry Divine asked that the minutes reflect her concerns about violations of Chapter 610, Article 3 Section 610.510, Section 610.520 currently occurring in the city. She referred specifically to home-based business.

No-impact business, point 3, “the activities of the business are not visible from the street...”.

Also cited Section 610.530, paragraph A, D, G, H-1, H-2. As not being enforced.

Section 610.540, paragraph B

Greenlee mentioned that enforcement is an alderman issue.

New Business: None

Old Business: None

Other business Deemed necessary: None

Schedule next meeting: Dec 2nd at 7pm

Meeting Adjourned: 8:08 pm Greenlee/Denney 8-0

Submitted by Rick Gamboa