

11.3.2025

Call to Order: 7:17 pm

Pledge of Allegiance

Roll call: In Attendance: Caleb Lewis (July-2025-2029), Courtney Denney-Vice Chair (Jan 2023-2027), Donnie Greenlee-Chair (April 2024-2028), Ray Brown (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 Amended Agenda: Denney/Lewis 7-0

Approve Previous Reg Meeting Draft Minutes: Denney/Jackson 6 for Brown voted nay.

Jeff Hammonds: Representing Enterprise Land Development asked for input for two versions of a proposed development north of Festival restaurant on Duquesne Road. He is proposing multifamily projects on 10 acres. One is four or five plex units with commercial zoning on Duquesne Road. The second is all duplex lots. Sherman mentioned that our future use plan says Duquesne Road is future use commercial. Brown asked if an HOA was planned. Hammonds said it they keep them; an HOA will be pursued. The price range for a four plex unit would be \$215,000 to \$235,000. The roads and all infrastructure would be given to the city. Curb and guttering are not decided on yet. 1200 to 1500 sq foot per unit. 2 bed, 2 bath is projected. The 2 houses will be left if they go commercial until a use is determined. There were no concerns expressed for either plan by the committee, but the consensus was that leaving Duquesne Road commercial would give the city a chance to collect sales tax. This would require R-4 in the back and C1 or C2 in the front. Jeff would prefer to go all Duplexes which he feels would make adjoining neighbors more satisfied. They would be 1300 to 1600 square foot with 2 car garages. He was advised that rezoning would be the first step.

Trevor Frerer: Spoke on a possible project to build 5 single family homes but his plan does not meet the 90-width specified in R-1 or R-2 in the code. The location is 13th and Orr. He wants to know if he can get a variance to build these homes. Sherman felt R-3 or R-4 would be the best choice. Frerer would not like to do civil drawings. Sherman said it would be required as we are required to maintain the MS4 storm water status. Price range \$190,000 to \$216,000 with 1150 to 1470 with attached 2 garages. He was advised to fill out a rezoning application with the city.

Old Business: Ray Brown reports that the Duenweg Chief says 13th and Vanwinkle and 10th and Wood are the proper spots for the new Hydrants. The recommendations are to be sent to the BofA.

New Business: None

Public comments: Kerry Divine asked about the sign on next gen has a yard sign. Sherman said he is only storing the sign on his property by his office. They are no longer testing in Duquesne. Gary Jackson asked Kerry Divine if she saw any issues with the presentations. She expressed concerns about Frerer lot but she was referring to a different lot.

Other business Deemed necessary: None

Schedule next meeting: December 1st at 7 PM

Adjourn: 8:29 PM Denney/Brown 7-0

Speakers: Kerry Divine 314 Morgan Court, Jeff Hammonds 9414 County Lane 192 Carthage, Trevor Frerer 3264 Boysenberry Drive, Joplin

Submitted by Rick Gamboa