

MINUTES OF PUBLIC HEARING
January 31, 2022
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, January 31, 2022 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Gary Duncan.

Members Present: **Lorna Miles**
 Gary Duncan
 Bob Riley
 Austin Kyser
 Howard Miedler
 Connie Asbury
 Don Burton
 Lisa Vanderburg

Members Absent: **Rich Duley**
 Jerry Jeffrey
 Sam Tadrus

City Staff Attending: **Tom Sanders, Director of Community Development**
 Aaron Decker, Building Inspector
 Carla Beal, Administrative Assistant

Visitors: **Keenan Simon**
 Adair Hathaway

A roll call was taken, and eight (8) members of the Commission were present, with three (3) members absent.

Gary Duncan asked if everyone had reviewed the March 28, 2022 agenda. Connie Asbury made a motion to approve the agenda. Lorna Miles seconded the motion. Agenda was approved.

Gary Duncan asked if everyone had reviewed the January 31, 2022 minutes. Don Burton made a motion to approve the minutes. Lisa Vanderburg seconded the motion. Minutes were approved.

Gary Duncan read the first item on the agenda; an application for a final plat submitted by Simon & Struempf Engineering on behalf of Adair Hathaway for the proposed Eagle Tree Ridge Subdivision located at S. Morley St. & E Urbandale Dr. This location is currently zoned R-3/PD (Multifamily Dwelling/Planned Development District).

Gary asked if there was anyone present to answer questions on this item. Keenan Simon came to the podium and explained the plans for the subdivision. Lorna Miles asked about sidewalks in the subdivision. Keenan stated there will be sidewalks on both sides of the

street. Bob Riley asked if the front two lots would remain commercially zoned. Keenan stated that 105' off Morley would be commercially zoned. Gary Duncan asked if the runoff across the road had been worked out. Keenan stated they had discussed with the Public Utilities Director, and everything had been worked out. There was a brief discussion.

Gary asked if there was anyone else in the audience with question, there being none, Austin Kyser made a motion to approve this request. Don Burton seconded the motion. All approved.

Tom Sanders stated this has nothing to do with the final plat approval, which had already been approved, but he wanted to mention that the developer had changed the roof material from tin to a 30-year shingles and had changed the siding from vinyl to LP smart siding. Adair stated the vinyl siding got brittle in cold weather and broke too easily. Gary Duncan asked if they would be four (4) off street parking spaces per unit? Keenan stated there would be.

Gary asked if there was any further business to discuss, there being none, Don Burton made a motion to adjourn. Lisa Vanderburg seconded the motion. All approved and the meeting was adjourned.