MINUTES OF PUBLIC HEARING
February 25, 2019
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met in a regular session on Monday, January 28, 2019 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Connie Asbury.

Members Present:  
Don Burton  
Jerry Jeffrey  
Bob Riley  
Connie Asbury  
Gary Duncan  
Lisa Vanderburg  
Sam Tadrus

Members Absent:  
Rich Duley  
Howard Miedler  
Barb Bogie

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

Visitors:  
Jeff Lawrence  
Carl Gordy

A roll call was done and seven (7) members of the Commission were present, with three (3) members absent.

The minutes from January 29, 2019 meeting were reviewed. Gary Duncan made a motion to approve the minutes. Jerry Jeffrey seconded the motion. Minutes were approved.

Connie Asbury read the first item on the agenda; an application submitted by Jeff Lawrence for a site plan review for the property located on South Sturgeon between West Wightman and West Burkhart. This property is currently zoned M-1 (Industrial District). Connie asked if there was anyone present to answer questions on this item. Jeff Lawrence came forward and explained the request. Jerry asked what type of material the building would be made of. Jeff stated it would be an all steel building. There was a brief discussion.
Connie asked if there were any questions from the audience, there being none. Sam Tadrus made a motion to approve this request. Jerry Jeffrey seconded the motion. All approved.

Connie Asbury read the second item on the agenda; an application submitted by the City of Moberly regarding amending Article I, Section 46-3, Definitions, Article III, Section 46-118, Use Table and adding a complete Section for Small Cell Wireless. Aaron Decker explained the small cell wireless. He stated there has been several requests about installing towers (which can only be installed in the right-of-way) and facilities (which are smaller like antennas that can be installed on poles or buildings). When an application is submitted, it must be approved or denied within 45 days. Ornamental poles (such as our downtown street light poles) are protected from these being installed on. To be installed on a utility pole they must obtain permission from the utility company before installing. Gary asked why all of these are appearing now. Aaron stated it is because of the upcoming 5LTE. There was a brief discussion.

Connie asked if there were any questions from the audience, there being none Gary Duncan made a motion to approve this request. Bob Riley seconded the motion. All approved.

Connie Asbury read the third item on the agenda; an application submitted by the City of Moberly regarding amending Article I, Section 46-3, Definitions and Article III, Section 46-118, Use Table for Air B&B. Tom explained the Air B&B. He stated this would require a conditional use permit. It would also increase the lodging tax for the City. There was a brief discussion.

Connie asked if there were any questions from the audience, there being none. Gary Duncan made a motion to approve this request. Sam Tadrus seconded the motion. All approved.

Connie Asbury read the fourth item on the agenda; an application submitted by the City of Moberly regarding amending Article I, Section 46-3, Definitions and Article III, Section 46-118, Use Table for the use of Medical Marijuana Dispensary. Tom explained this would be state regulated. There will only be one allowed for every population of 30,000. Tom stated maybe one here, another in Kirksville, another in Hannibal and a couple in Columbia. Tom stated there would be set backs like on the bars. Sam Tadrus asked if we were jumping the gun on this. Tom explained they are trying to determine the best location for this and getting the City Code updated to accommodate for the facility. Lisa Vanderburg was concerned with the 100 ft. setback and asked if that could be changed. Another concern that Lisa had was them using the marijuana onsite or on the street. Tom stated a larger setback may be challenged and there are several precautions for the facility. He stated there is no use onsite, must have a prescription card to be in the facility, there would be a safe onsite and a guard onsite also. Sam stated that most of the pharmacies in Moberly do not want anything to do with the medical marijuana dispensary. Tom stated they would like to see the location in B-2 Downtown District or in a B-3 General Commercial District. There was a brief discussion.
Connie asked if there were any questions from the audience, there being none. Gary Duncan made a motion to approve this request. Sam Tadrus seconded the motion. All approved.

Chairperson Connie Asbury asked if there was anything else to discuss there being none, Gary Duncan made a motion to adjourn. Don Burton seconded the motion. All approved and the meeting was adjourned.