

MINUTES OF PUBLIC HEARING

April 25, 2022

6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, April 25, 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: **Lisa Vanderburg**
 Gary Duncan
 Bob Riley
 Austin Kyser
 Howard Miedler
 Connie Asbury
 Don Burton
 Sam Tadrus
 Rich Duley
 Jerry Jeffrey

Members Absent: **Lorna Miles**

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

Visitors: **Devin Snodgrass**
 Robert Thorp
 Justin Trenhaile

A roll call was taken, and ten (10) members of the Commission were present, with one (1) member absent.

Gary Duncan asked if everyone had reviewed the April 25, 2022 agenda. Rich Duley made a motion to approve the agenda. Don Burton seconded the motion. Agenda was approved.

Gary Duncan asked if everyone had reviewed the March 28, 2022 minutes. Connie Asbury made a motion to approve the minutes. Howard Miedler seconded the motion. Minutes were approved.

Gary Duncan read the first item on the agenda; an application for a site plan review submitted by Jeff Lawrence for the property located at 104 Fowler Rd. This location is currently zoned M-1 (Industrial District).

Gary asked if there was anyone present to answer questions on this item. Devin Snodgrass came to the podium and explained this would be a metal storage building. Connie Asbury asked if this would be for public storage. Devin stated no this would be a private storage building. There was a brief discussion.

Gary asked if there was anyone else in the audience with questions, there being none, Sam Tadrus made a motion to approve this request. Lisa Vanderburg seconded the motion. All approved. Austin Kyser abstained.

Gary Duncan read the second item on the agenda; an application for a re-zoning requested by the City of Moberly for the odd numbers of Johnson St. between 501 Johnson St. and 525 Johnson St. from a B-3 (General Commercial District) to an R-2 (Two-Family Residential District).

Gary asked Tom to answer questions on this item. Tom explained the different areas on the overhead. He explained that the one house in this area could not be re-built if something should happen to it with the current zoning as it would be non-conforming. Austin Kyser asked if the Daycare across the street would be grandfathered in. Tom explained that nothing on the opposite side of the street would be affected. There was a brief discussion.

Gary asked if there was anyone else in the audience with questions, there being none, Rich Duley made a motion to approve this request. Connie Asbury seconded the motion. All approved.

Gary Duncan read the third item on the agenda; an application for a re-zoning requested by the City of Moberly for 410, 412, 413, 419 and parcel numbers 10-1.0-01.0-2.0-002-028.000, and 10-1.0-01.0-2.0-002-047.000 of N. 5 St. from a B-2H (Central Business District/Historic) to an R-3 (Multifamily Dwelling District).

Gary asked who would answer questions on this item. Aaron explained this area a contractor would like to put apartments in part of this area. Again, the one house in this area could not be re-built if something happens to it with the current zoning as it would be non-conforming. There was a brief discussion.

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

Gary Duncan read the fourth item on the agenda; an application for a re-zoning requested by the City of Moberly for 402 N 5th St. from a B-3 (General Commercial District) to an R-3 (Multifamily Dwelling District).

Gary asked who would answer questions on this item. Tom explained this area is in connection with the previous. There was a brief discussion.

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

Gary Duncan read the fifth item on the agenda; an application for a re-zoning requested by the City of Moberly for the odd numbers of West End Pl. between 501 West End Pl. and 535 West End Pl., 406 Johnson St and 514, 516, and 520 Franklin St. from a B-2H (Central Business District/Historic) to an R-3 (Multifamily Dwelling District).

Gary asked who would answer questions on this item. Aaron explained this area has several empty lots and would be good for re-development. There was a brief discussion.

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

Gary Duncan read the sixth item on the agenda; an application for a re-zoning requested by the City of Moberly for 410 Johnson St. and 500 Franklin St. from an R-2 (Two-Family Residential District) to an R-3 (Multifamily Dwelling District).

Gary asked who would answer questions on this item. Tom explained this area is surrounded by R-3 district. There was a brief discussion.

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

Rich Duley thanked Tom Sanders and the team for the re-developing that is being done in the community. He also asked Tom how many houses were slated for demolition this year. Tom stated they have several more.

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