

MINUTES OF PUBLIC HEARING

April 25, 2022

6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Tuesday, May 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: **Rich Duley**
 Gary Duncan
 Bob Riley
 Howard Miedler
 Don Burton
 Sam Tadrus

Members Absent: **Lorna Miles**
 Jerry Jeffrey
 Connie Asbury
 Lisa Vanderburg
 Austin Kyser

City Staff Attending: **Aaron Decker, Building Inspector**
 Carla Beal, Administrative Assistant

Visitors: **Brandon Harp**

A roll call was taken, and six (6) members of the Commission were present, with five (5) members absent.

Gary Duncan asked if everyone had reviewed the May 31, 2022 agenda. Don Burton made a motion to approve the agenda. Howard Miedler seconded the motion. Agenda was approved.

Gary Duncan asked if everyone had reviewed the March 28, 2022 minutes. Sam Tadrus made a motion to approve the minutes. Don Burton seconded the motion. Minutes were approved.

Gary Duncan read the first item on the agenda; an application for a site plan review and conditional use permit submitted by Civil Engineering Design Consultants on behalf of Tidal Wave Express Car Wash for the property located at 1336 and 1340 East Highway 24. This location is currently zoned B-3 (General Commercial District).

Gary asked if there was anyone present to answer questions on this item. Brandon Harp came to the podium, and they are building these Tunnel Car Washes all over Missouri. He stated their hours from 7:00 am to 8:00 pm. They will have twenty (20) free vacuum stalls and the stacking lane will hold forty-five (45) vehicles. They have met with Utilities about the stormwater. They plan to set aside the money to have sidewalks installed out front by the highway and they will have a connecting drive to the west of the property. Rich Duley asked if they have a completion date. Brandon stated six (6) months to completion. Sam Tadrus asked if they would be buying the property. Brandon stated they were buying the property. Don Burton asked what the cost would be. Brandon stated they were not sure of the pricing yet, but there would be monthly memberships, they will take card or cash also. Rich Duley asked if the doors would close when the weather was cold. Brandon stated they will. 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 asked if there was any further business to discuss, there being none, Bob Riley made a motion to adjourn. Sam Tadrus seconded the motion. All approved and the meeting was adjourned.