

MINUTES OF PUBLIC HEARING
June 27, 2022
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, June 27, 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
 Lorna Miles
 Don Burton
 Sam Tadrus
 Jerry Jeffrey
 Lisa Vanderburg
 Austin Kyser

Members Absent: **Howard Miedler**
 Connie Asbury

City Staff Attending: **Tom Sanders, Director of Comm Dev/Public Works**
 Aaron Decker, Building Inspector
 Carla Beal, Administrative Assistant

Visitors: **Heather Hitchcock via ZOOM**

A roll call was taken, and nine (9) members of the Commission were present, with two (2) members absent.

Gary Duncan asked if everyone had reviewed the June 27, 2022 agenda. Sam Tadrus made a motion to approve the agenda. Lisa Vanderburg seconded the motion. Agenda was approved.

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

Gary Duncan read the first item on the agenda; an application for a site plan review submitted by Davidson Architecture and Engineering on behalf of Dollar General for the property located at 1735 S Morley St. This location is currently zoned B-3 (General Commercial District).

Gary asked if there was anyone present to answer questions on this item. Heather Hitchcock joined the meeting via ZOOM and stated they were wanting to build another

Dollar General store being 10,640 sq. ft. She stated they would be doing a fee in lieu of sidewalks and had spoken with Aaron about reducing the amount of parking spaces required due to the volume of cars during their busy hours. Jerry Jeffrey asked what the time frame would be for the completion of the store. Heather stated they were waiting on the City's approval at this meeting, and it should take about a month to get the permits required and the contractor. Then it should be completed within 3 months. Rich Duley asked if there would be an entrance off Urbandale. Heather stated there were no plans for an entrance off Urbandale. Rich suggested they consider an entrance off Urbandale. Heather stated that would add additional cost to the project. Lisa Vanderburg stated it would make that intersection too congested and she feels there will be many complaints. Tom stated he had been talking with MoDOT and is hoping with all the new development there that MoDOT may consider a roundabout to help with any congestion. There was a brief discussion.

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

Gary asked if there was any further business to discuss, Bob Riley asked about Hils Pharmacy using the rock for their landscaping. He was concerned about the runoff going to the street. Tom stated he had asked Steve Nuhn and they have a drainpipe in place to carry the water. Lisa Vanderburg asked about the drainage on Carrie Knight behind the pharmacy. Tom stated the water is directed to the west. Sam Tadrus stated he hopes we do not get in the habit of allowing the rock to be used for landscaping. Tom stated he is looking at our landscaping ordinance as it is very vague.

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