The Planning and Zoning Commission for the City of Moberly met in a regular session on Monday, August 26, 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: Connie Asbury
               Austin Kyser
               Jerry Jeffrey
               Rich Duley
               Gary Duncan
               Barb Bogie
               Bob Riley
               Sam Tadrus
               Lisa Vanderburg
               Howard Miedler

Members Absent: Don Burton

City Staff Attending: Rick Ridgway, Building Inspector
                    Carla Beal, Administrative Assistant

Visitors: Mike Mattox
          Zach Richardson
          Lori Turk
          Colin Turk
          Stephanie Ross
          Yvonne Ross
          Kathryn Miller
          Oneva McCledon

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

The minutes from July 29, 2019 meeting were reviewed. Sam Tadrus made a motion to approve the minutes. Bob Riley seconded the motion. Minutes were approved.

Connie Asbury read the first item on the agenda; an application submitted by Mike Mattox on behalf of Teamwork Properties LLC. for a conditional use permit for a proposed Airbnb for the property located at 522 W. Rollins. The property is currently
zoned an R-2 (Two-Family Residential District). Connie asked if there was anyone present to answer questions on this item. Mike Mattox came forward and explained the request. He stated there would be one unit with four (4) bedrooms. Barb Bogie asked what type of inspections were done for AirBnB’s. Rick Ridgway stated it would require an occupancy inspection. Sam Tadrus asked about parking. Mike stated this property has a one car drive in the back, there is parking on the street and if the need arose, he owns the lot behind the residence, and he could put parking there. There was a brief discussion.

Connie asked if there was anyone in the audience with question, there being none, Rich Duley made a motion to approve this request. Sam Tadrus seconded the motion. All approved.

Connie Asbury read the second item on the agenda; an application submitted by Zachary & Angie Richardson for a site plan permit for a proposed building to house a batting cage for the property located at 100 W. Lee Street. This is currently zoned a B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Zach Richardson came forward to explain his request. Zach stated he wants to put a 40’ x 70’ metal building facing Sturgeon Street to house three (3) hitting lanes to be used by coaches and players for batting practice. He also stated it would be a twenty-four (24) hour facility with the use of key fobs. Barb Bogie stated there would be no persons manning the facility and Mr. Richardson stated he could monitor the activity using security cameras and the use of the key fobs. Jerry Jeffrey asked about the gravel parking lot. Mr. Richardson stated he had spoken with Mary Calcagno and she suggested he have the gravel lot due to no runoff on the property. Sam Tadrus asked if there would be gutters on the building. Mr. Richardson stated there would be and they would drain to the back and be routed to the rain garden. There was a brief discussion about parking and the other building that is on the property.

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

Connie Asbury read the third item on the agenda; an application submitted by Lori Turk for a zoning change from an R-1 (Single Family Residential District) to an R-1/PD (Single Family/Planned District) for a proposed Medical Marijuana manufacturing facility on the property located at 1301 Union Ave. Connie asked if there was anyone present to answer questions on this item. Lori Turk came forward to explain her request. She has owned the forty (40) acres for the past fifteen (15) years and she has decided to do something beneficial with the property. There was a discussion about the property.

Austin Kyser asked if an exception was being made for Miss Turk. He stated that he had been told by at least three (3) people that had asked about a facility that they must be in an M-1 (Industrial District). Aaron Decker stated Lori had originally come in asking to have it changed to an M-1 and Tom Sanders had previously stated he would rather make it an R-1/PD as it was already an R-1.

Connie asked if there were in questions from the audience. Stephanie Ross, daughter of Charles and Yvonne Ross came to the podium. They are opposed to the re-zoning of the
property due to the use that it is being requested for. Stephanie Ross asked that the Commission consider this being built across from their home. They do not want this built. Yvonne Ross came to the podium and stated she was afraid it would decrease the value of her property and they would like to sell within the next year. Lori stated there was no reason for it to decrease the value of her property.

Kathryn Miller, Director of Mark Twain Assisted Living came to the podium. Her concerns were for the security, traffic, the number of employees and the manufacturing in a residential neighborhood. Lori stated it would be a secure facility, the traffic should not increase as they will not be selling any products from this facility, she should have a total of ten (10) employees and there would be no smell from the facility.

Oneva McCledon, Director of Meadow Ridge Assisted Living came to the podium. Her main concern was that they did not receive a letter about the meeting. Carla Beal stated letters were sent to all properties within a 200 sq. ft. radius of the property. Carla asked Miss McCledon if they had a corporate office outside of Moberly? Miss McCledon stated their office is in Eugene, Oregon. Carla stated there was a letter mailed to that office. There was a brief discussion.

Connie Asbury asked if there were any other questions from the audience, there being none, Rich Duley made a motion to approve the request. Jerry Jeffrey seconded the motion. Sam Tadrus abstained. Austin Kyser and Lisa Vanderburg did not vote. All remaining members approved.

Connie Asbury read the fourth item on the agenda; an application submitted by Lori Turk for a site plan review for a proposed 5,000 to 6,000 square foot building for medical marijuana manufacturing facility at the property located at 1301 Union Ave. (This request is pending approval of item number 3). Connie asked if there was anyone present to answer questions on this item. Lori Turk returned to the podium and explained that the building would be metal and would have a clean lab inside. Kathryn Miller asked about fire safety. Colin Turk came to the podium and stated there would be a sprinkler system as well as fire extinguishers on each wall. Rich Duley made a motion to approve the request. Barb Bogie seconded the motion. Sam Tadrus did not participate in the discussion and abstained. Austin Kyser and Lisa Vanderburg did not vote. All remaining members approved.

Connie Asbury read the fifth item on the agenda; an application submitted by Rapid Ways Truck Leasing for a site plan review for the property located at 1317 S Morley. This property is currently zoned B-3 (General Commercial District). This item was tabled until September due to lack of information provided by the applicant.

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