MINUTES OF PUBLIC HEARING
July 29, 2019
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met in a regular session on Monday, July 29, 2019 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Gary Duncan.

Members Present:    Austin Kyser
                    Jerry Jeffrey
                    Rich Duley
                    Gary Duncan
                    Barb Bogie
                    Don Burton
                    Bob Riley
                    Sam Tadrus
                    Lisa Vanderburg
                    Howard Miedler

Members Absent:     Connie Asbury

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

Visitors:           Jerry Swartz
                    Robert Thompson

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

The minutes from June 24, 2019 meeting were reviewed. Don Burton made a motion to approve the minutes. Barb Bogie seconded the motion. Minutes were approved.

Gary Duncan read the first item on the agenda; an application submitted by Jerry Swartz for a zoning change to an R-3/PD (Multifamily Dwelling District/Planned Development District) for the property located at 601 Adams Ave. This property is currently zoned an R-2 (Two-Family Residential District). Gary asked if there was anyone present to answer questions on this item. Jerry Swartz came forward and explained the request. He stated there would be three (3) self-contained units on the first floor with the second floor being used as a common area. Sam Tadrus asked about the type of fire escape he planned to
have. Jerry stated he did not believe he would be required a fire escape if there were no living quarters on the third floor. There was a brief discussion.

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

Gary Duncan read the second item on the agenda; an application submitted by Robert Thompson for a zoning change to an R-2/PD (Two-Family/Planned Development District) for landscaping materials at the property located at 601 S. Williams. This property is currently zoned an R-2 (Two-Family Residential District). Gary asked if there was anyone present to answer questions on this item. Robert Thompson came forward to explain his request. Robert stated he wants to install bins and columns for display of landscaping materials. Jerry Jeffrey asked about the closeness of it to the residential property to the south. David Jacoby stated the property to the south was his property and he is selling the property Mr. Thompson is requesting the zoning change on to Mr. Thompson. Barb Bogie was in question of allowing a business in a residential area. Tom explained that by changing the zoning to a Planned District another business could not be put in the building without going before the Planning & Zoning Commission. Bob Riley asked about signage for the business. There was a brief discussion about paving, signage and dumpster at the site.

Gary Duncan asked if there were any questions from the audience, there being none, Jerry Jeffrey made a motion to approve the request with conditions that the City requirements were meet on the paving, signage and screening for the dumpster. Don Burton seconded the motion. All approved.

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