

MINUTES OF PUBLIC HEARING
January 25, 2021
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, January 25, 2021 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Connie Asbury.

Members Present: **Lorna Miles**
 Gary Duncan
 Jerry Jeffrey
 Bob Riley
 Austin Kyser
 Howard Miedler
 Sam Tadrus
 Connie Asbury
 Rich Duley
 Lisa Vanderburg

Members Absent: **Don Burton**

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

Visitors: **Jeff Lawrence**
 Ted Sander
 Paula Heath
 Atina Roberts
 Norman Schopp

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

Connie Asbury asked if everyone had reviewed the January 25, 2021 agenda. Rich Duley made a motion to approve the agenda. Gary Duncan seconded the motion. Agenda was approved.

Connie Asbury asked if everyone had reviewed the November 30, 2020 minutes. Bob Riley asked that they be corrected. The correction was noted, then Sam Tadrus made a motion to approve the minutes. Bob Riley seconded the motion. Lisa Vanderburg abstained. Minutes were approved.

Connie Asbury read the first item on the agenda; an application for a site plan review submitted by L&J Development for a proposed manufacturing and warehouse facility located at 104 Fowler Rd. This location is currently zoned M-1 (Industrial District). Connie asked if there was anyone present to answer questions on this item. Jeff

Lawrence came to the podium and explained the plans for the proposed manufacturing and warehouse facility. He stated the building was previously used by Central Soy and owned by Bill Walters that has recently deceased and he had purchased the property. There are approximately 6 acres. They are going to remodel the building and there will be an area to manufacture small ammunition as well as an area for offices. Rich Duley stated he read in the report that they would be manufacturing ammunition and he had a concern of an explosion. Jeff stated gunpowder will not explode it will just burn. There was a brief discussion.

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

Connie Asbury read the second item on the agenda; an application for a conditional use permit submitted by First Christian Church for a proposed warming shelter located at 300 E Coates St. This location is currently zoned B-3 (General Commercial District). Bob Riley made a motion to bring this item back to the table and discuss it. Austin Kyser seconded the motion. Connie asked if there was anyone present to answer questions on this item. Ted Sander, Atina Roberts and Paula Heath came to the podium and Ted stated he was representing the group wanting to open the warming shelter. Bob Riley stated that all the requirements that are listed in the ordinance have not been met. Atina stated United Way's insurance agent stated they did not want to specify the warming shelter as an event that the insurance was for on the certificate. Ted stated they have joint insurance through United Way and 1st Christian Church. Tom stated he had contacted our attorney, Randall Thompson and our MIRMA insurance representative, Jeff Arp. Once the certificate of insurance was submitted to the City, he forwarded it to both Randall and Jeff and they both felt the insurance was adequate. Norman Schopp stated the church has insurance. There was a brief discussion.

Connie asked if there was anyone in the audience with questions, there being none, Austin Kyser made a motion to approve once all the ordinance requirements have been met. Lorna Miles seconded the motion. A roll call vote was taken, and it was approved.

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.