

**MINUTES OF PUBLIC HEARING**  
**February 22, 2021**  
**6:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, February 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**  
                                  **Don Burton**  
                                  **Bob Riley**  
                                  **Austin Kyser**  
                                  **Howard Miedler**  
                                  **Sam Tadrus**  
                                  **Connie Asbury**  
                                  **Rich Duley**  
                                  **Lisa Vanderburg**

Members Absent:       **Jerry Jeffrey**

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

Visitors:               **Tim Fugate**  
                                  **Kyle Eagan**  
                                  **William Hill**  
                                  **Tommy Kitchen**  
                                  **Kelsey Benner**

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 February 22, 2021 agenda. Gary Duncan made a motion to approve the agenda. Lisa Vanderburg seconded the motion. Agenda was approved.

Connie Asbury asked if everyone had reviewed the January 25, 2021 minutes. Bob Riley and Connie Asbury asked that they be corrected. The corrections were noted, then Gary Duncan made a motion to approve the minutes. Rich Duley seconded the motion. Minutes were approved.

Connie Asbury read the first item on the agenda; an application for a re-zoning submitted by Bradley Kennedy for 500 Franklin St. and 410 Johnson St. from a B-2H to R-2. These properties are currently zoned B-2H (Central Business District/Historic Overlay). Connie asked if there was anyone present to answer questions on this item. Tom Sanders

explained due to a prior commitment Mr. Kennedy could not be present. He stated Mr. Kennedy is wanting to build single family residents and he feels this is a good plan for the area.

Connie asked if there was anyone else in the audience with question, there being none, Austin Kyser 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 re-zoning application submitted by Terrell Fugate for 401 and 411 Patton St. from R-1 to R-3. These properties are currently zoned as R-1(Single Family Residential District). Connie asked if there was anyone present to answer questions on this item. Tim Fugate came to the podium and explained he and his son are wanting to build duplexes in the area they are requesting to be re-zoned. He also stated that 401 Patton St. still has a house on it but is scheduled to be demolished in the near future. He mentioned that there is also another area in the vicinity that another contractor will be asking for a re-zoning in the near future.

Connie asked if there was anyone in the audience with questions, there being none, Howard Miedler made a motion to approve this request. Lorna Miles seconded the motion. A roll call vote was taken, and it was approved.

Connie Asbury read the fifth item on the agenda; for a conditional use permit application submitted by Kyle Eagan for a proposed Air B&B located at 605 E Terrill Rd. This property is currently zoned R-2 (Two Family Residential District). Connie asked if there was anyone present to answer questions on this item. Kyle Eagan came to the podium and stated he had seen were the Moberly Area Chamber of Commerce had posted wanting to see more Air B&B's in the area. He stated they has had one in the Macon, Missouri area for the past three years and it has been very successful. He stated people seem to stay longer and spend more money in the community. It is convenient for families coming to town for wedding as they have a place to prepare a meal and visit. He stated there would be limited parking and rules about noise level.

Connie asked if there was anyone in the audience with questions and William Hill came to the podium to address the item. He stated he had a couple of questions and a statement. He first asked if there was a City ordinance for short term housing and Tom Sanders stated there is an ordinance that states there is a thirty-day limit per calendar year. Mr. Hill asked who would monitor that? Tom stated it would be complaint driven. Mr. Hill then asked if the conditional use permit application was available to the public and stated that it is. Mr. Hill wanted to bring to everyone's attention that the Deer Creek Subdivision has a covenant and it states in it, there shall be no multiple-residence and no commercial endeavors shall be conducted on the properties. Connie asked if there was anyone else in the audience to speak. Tommy Kitchen came to the podium to state his concerns of parties being thrown, trash being left everywhere, and their driveways being blocked. Connie asked if there was anyone else in the audience to speak. Kelsey Benner came to the podium to voice her concerns. She is also concerned about parties, trash, and parking. She also stated she feels this would be considered a commercial business and it is in the covenant that no commercial endeavors are allowed. Sam Tadrus stated the residents should be allowed to object to this request. Connie asked if there was any other

questions or concerns, there being none, she asked if there was a motion. No motion was made so the item died.

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