

MINUTES OF PUBLIC HEARING

April 26, 2021

6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, April 26, 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: **Connie Asbury**
 Gary Duncan
 Don Burton
 Bob Riley
 Austin Kyser
 Howard Miedler
 Sam Tadrus
 Jerry Jeffrey
 Rich Duley

Members Absent: **Lisa Vanderburg**
 Lorna Miles

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

Visitors: **Ed Haynes**
 Kevin Buckler
 Robert Haug
 Leslie Rupell

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

Connie Asbury asked if everyone had reviewed the April 26, 2021 agenda. Gary Duncan made a motion to approve the agenda. Austin Kyser seconded the motion. Agenda was approved.

Connie Asbury asked if everyone had reviewed the March 29, 2021 minutes. Don Burton 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 Haynes's property for 301 E McKinsey St. from B-3 to R-2. This property is currently zoned B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Ed Haynes came to the podium and explained

they want to build a single-family resident facing Horsley St. and are remodeling the house at 305 E McKinsey St. There was a brief discussion.

Connie asked if there was anyone else in the audience with question, there being none, Jerry Jeffrey made a motion to approve this request. Austin Kyser seconded the motion. All approved.

Connie Asbury read the second item on the agenda; an application a site plan application submitted by Michael Coltfelter for a proposed coffee drive thru kiosk locate at 534 E Hwy 24. This property is currently zoned B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Kevin Buckler came to the podium and explained they are wanting to build a Scooter's Drive Thru Coffee Kiosk. Jerry Jeffrey asked if they would have inside seating at this location. Kevin stated they would not be any inside seating; it would strictly be a drive thru. There was a brief discussion.

Connie asked if there was anyone in the audience with questions, there being none, Jerry Jeffrey made a motion to approve this request. Don Burton seconded the motion. Sam Tadrus abstained. Remaining members approved.

Connie Asbury read the third item on the agenda; an application for a site plan review submitted by Elevate Solutions, LLC for a proposed Equipment Rental and Sales locate at 1623 S Morley St. This property is currently zoned B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Robert Haug and Leslie Rupell came to the podium and explained they are wanting to start an equipment rental business. Gary Duncan asked if they would be storing the equipment behind the building. Robert stated they would. There was a brief discussion.

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

Connie Asbury read the fourth item on the agenda; a conditional use permit application and a site plan application submitted by Melissa Anderson on behalf of Game Board Properties LLC for a proposed outdoor boat and RV storage, office space and outdoor paintball/airsoft field located at 1150 S Morley St. This property is currently zoned B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Melissa Anderson came to the podium and explained they wanted to use the parking area behind the building for storage of the RV's and boats with a 10' fence behind the parking area and up the south side. Sam Tadrus asked if they were already using that area for storage? Melissa stated they have their RV's that are for rent parked behind the building. Sam asked if there was a 6' height limit on fencing. Tom Sanders stated there is a 6' limit, but they can ask for a taller fence and P&Z can approve that request. Sam Tadrus asked if Melissa was wanting to request that the P&Z Commission grant that request at this time. Melissa stated yes, they would like that request approved at this time, and their reason for wanting the taller fence was to keep the RV's out of site from the neighbors in the residential area to the east and south of the area. Tom stated the 10' fence could not go all the way to the front of the property due to impeding the site of oncoming vehicles on S. Morley St. Austin Kyser asked about the

paintball area at the northwest of the property. Melissa stated that would be fenced with a see-through fencing material. There was a brief discussion.

Connie Asbury asked if there was anyone in the audience with questions, there being none, Sam Tadrus made a motion to approve the request for the storage area at this time. Howard Miedler seconded the motion. All approved.

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