

**MINUTES OF PUBLIC HEARING**  
**July 26, 2021**  
**6:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, July 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**  
                                  **Don Burton**  
                                  **Austin Kyser**  
                                  **Howard Miedler**  
                                  **Sam Tadrus**  
                                  **Jerry Jeffrey**  
                                  **Rich Duley**

Members Absent:       **Lisa Vanderburg**  
                                  **Lorna Miles**  
                                  **Gary Duncan**  
                                  **Bob Riley**

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

Visitors:               **Don Nelson**  
                                  **Eric Westhues**  
                                  **Jay Patel**  
                                  **Matt Brownfield**  
                                  **Jonah Hall**

A roll call was done, and seven (7) members of the Commission were present, with four (4) members absent.

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

Tom Sanders took over the meeting for election of officers. Tom asked if there was a nomination for chairperson. Don Burton nominated Gary Duncan as chairperson. Howard Miedler seconded the nomination. A vote was taken and all approved.

Tom asked if there were any nominations for co-chairperson. Don Burton nominated Connie Asbury. Howard Miedler seconded the nomination. A vote was taken and all approved.

Tom asked if there was a nomination for secretary. Don Burton nominated Austin Kyser. Howard Miedler seconded the nomination. A vote was taken and all approved.

The meeting was turned back over to Connie Asbury as Gary Duncan was not present.

Connie Asbury asked if everyone had reviewed the April 26, 2021 minutes. Austin Kyser made a motion to approve the minutes. Howard Miedler seconded the motion. Minutes were approved.

Connie Asbury read the first item on the agenda; an application for a site plan review submitted by Don Nelson for a proposed private storage facility located at 101 W Carpenter St. This location is currently zoned B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Don Nelson came to the podium and explained he wants to build a private personal storage facility (40'X60') located at 101 W Carpenter St. Connie Asbury asked if he was just building one building and Don stated yes just one building. Rich Duley asked if sidewalks were required. Tom stated they are. Don Burton asked how wide the sidewalk would have to be. Tom stated most are 5' wide, but they would look at the existing sidewalk and meet those. There was a brief discussion.

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

Connie Asbury read the second item on the agenda; an application a site plan application submitted by Eric Westhues on behalf of Jay Patel for a proposed medical marijuana cultivation located at 1420 Becflo Dr. This location is currently zoned M-1 (Industrial District). Connie asked if there was anyone present to answer questions on this item. Eric Westhues and Jay Patel came to the podium and explained they are wanting to build a medical marijuana cultivation indoor facility. Connie Asbury asked if they would be growing in dirt or water. Jay stated they would not be growing in dirt or water; he explained the process that the plants would be grown in. Sam Tadrus asked if they would be processing, and Jay stated he does not have a license to process. Don Burton asked if they would have a fire prevention system and Jay stated they would. Connie asked if they would be hiring local people and Jay stated yes, approximately 75 employees. There was a brief discussion.

Connie asked if there was anyone in the audience with questions, Matt Brownfield asked about fencing and lighting on the property. Jay stated there would be an 8' fence around the perimeter of the property and a security guard. Connie Asbury asked if 8' fence was allowed, and Tom Sanders stated there are permitted in an Industrial District. Eric Westhues stated there would be wall pack lights on the building.

Connie asked if there was anyone in the audience with questions, there being none. Don Burton made a motion to approve this request. Rich Duley 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 Steve Nuhn for a proposed private residential storage facility located at 1317 S Morley St. This location is currently zoned B-3 (General Commercial District). Connie asked if there was anyone present to answer questions on this item. Jonah Hall came to the podium and explained they are wanting to turn the building into an indoor storage facility. They would be doing this in phases. Sam Tadrus asked what type of storage, any type of personal records. Jonah stated this is residential storage. Sam asked if there would be a sprinkler system in the buildings. Jonah stated they would be installing sprinkler system. There was a brief discussion.

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

Connie Asbury asked if there was any further business to discuss. Don Burton asked how long a building permit is good for. He said he was referring to the house at the corner of W. Wightman and S Williams. He stated it looks terrible, and nothing seems to be getting done on it. Tom stated we are in the process be tearing down 61 dilapidated houses and there is probably another 50 to 60 that need to be torn down. Tom said he is trying to budget to get more of the ones that the roof is falling in on torn down.

Sam Tadrus asked that in the future when allowing a site plan to be approved that all property owners be allowed to speak about the proposed plan.

Tom wanted to let everyone know there would be an item on the August agenda regarding the AirBnB conditional use permit for an event taking place in September. The Chamber of Commerce has asked that the CUP for short term housing rental be temporarily suspended during special events.

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