

## **MINUTES OF PUBLIC HEARING**

**August 30, 2021**

**6:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, August 30, 2021 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Gary Duncan.

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

Members Absent:       **Don Burton**

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

Visitors:               **Michelle Greenwell**  
                                  **Kyle Eagan**  
                                  **George Benner**  
                                  **Crystal Slusing**

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

Gary Duncan asked if everyone had reviewed the August 30, 2021 agenda. Howard Miedler made a motion to approve the agenda. Connie Asbury seconded the motion. Agenda was approved.

Gary Duncan asked if everyone had reviewed the July 26, 2021 minutes. Lisa Vanderburg made a motion to approve the minutes. Rich Duley seconded the motion. Minutes were approved.

Gary Duncan read the first item on the agenda; an application for a text amendment to Sec. 46-340 to lift the requirement of a Conditional Use Permit for short-term housing

rentals in all zoning districts during special events for a term not to exceed ten (10) days. Gary asked if there was anyone present to answer questions on this item. Tom Sanders took the floor to answer questions. Rich Duley asked if this would apply to all districts. Tom stated yes it would. Rich asked if there would be safety inspections, and would they pay lodging taxes? Tom stated inspections were not being planned and if they are a registered Air BnB, lodging tax would be collected. There was a brief discussion.

Gary asked if there was anyone else in the audience with question, there being none, Austin Kyser made a motion to approve this request. Bob Riley seconded the motion. Nine approved and one opposed. It was approved.

Gary Duncan read the second item on the agenda; an application for a conditional use permit submitted by Kyle & Megan Eagan for a proposed AirBnB located at 1120 Glenwood Ave. This location is currently zoned R-1 (Single-Family Residential District). Gary asked if there was anyone present to answer questions on this item. Kyle Eagan came to the podium and explained they wanted to use 1120 Glenwood for their personal use when in town, as well as short-term housing. Kyle stated they would charge \$125-\$200 a night rate for short-term rental, there would be house rules (no large gatherings, no loud noise, limited parking). Sam Tadrus asked how many bedrooms in the house? Kyle stated there were three. Gary asked if they would allow pets? Kyle stated yes and there is a fenced backyard. There was a brief discussion.

Gary asked if there was anyone in the audience with questions, George Benner stated his concern was people having parties, trash being everywhere, and children playing. He also stated he had contacted his insurance agent and was told he would need an umbrella on his insurance, and that he should put up a fence to keep people off his property. Crystal Slusing came to the podium and stated she had gotten a petition signed by most of the neighbors who are not in favor of allowing a short-term rental in their neighborhood. They were concerned about not knowing who was coming and going in the neighborhood. Michelle Greenwell came to the podium and stated we have a great need for rentals due to the lack of hotel space in Moberly. The reason the Chamber is advertising for Air BnB's is to keep business in Moberly. When people stay in town they shop and eat locally. There was a brief discussion.

Gary asked if there was anyone in the audience with questions, there being none. Bob Riley made a motion to approve this request. Lorna Miles seconded the motion. Vote was taken (4 in favor, 3 against and 3 abstained) and motion was approved. Austin stated the reason he was abstaining was the fact he had two more votes on this item at City Council.

Gary Duncan read the third item on the agenda; an application for a site plan review submitted by Ken Nuernberger on behalf of The Sieldlund Company for a proposed senior housing apartments located at 101 Johnson St. This location is currently zoned R-3 (Multifamily Dwelling District). Gary asked if there was anyone present to answer questions on this item. Tracy Perotti came to the podium and explained they are building senior apartments for 55 and older. There will be 16 units in the old Jr. High building and 32 units in the new building. Gary asked if this would be done in phases or all at once? Tracy stated it would all be done at once. Sam Tadrus asked if there would be green space and Tracy said the front area and the south side of the building would be

green space. Sam asked if the building would be ADA compliant. Tracy stated they would be. There was a brief discussion.

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

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