

**MINUTES OF PUBLIC HEARING**  
**February 24, 2025**  
**6:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, February 24, 2025 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Sam Tadrus.

Members Present:

**Chuck McKeown**  
**Jane Loeber**  
**Jerry Swartz**  
**David Byland**  
**Gary Duncan**  
**Sam Tadrus**

Members Absent:

**Lorna Miles**  
**Don Burton**  
**Rich Duley**  
**Bob Riley**  
**Brandon Lucas**

City Staff Attending:

**Tom Sanders, Director of Community Development**  
**Carla Beal, Administrative Assistant**

Visitors:

**Devin Snodgrass**

A roll call was taken, and six (6) members of the Commission were present, with five (5) members absent.

Sam Tadrus asked if everyone had reviewed the February 24, 2025 agenda. Gary Duncan made a motion to approve the minutes. David Byland seconded the motion. Minutes were approved.

Sam Tadrus asked if everyone had reviewed the January 27, 2025 minutes. David Byland made a motion to approve the minutes. Jane Loeber seconded the motion. Minutes were approved.

Sam Tadrus read the second item on the agenda; a site plan review application submitted by Doug Boe with WSKF Architects on behalf of Moberly Fire Department for a proposed new fire station located at 1445 S Morley Street.

Sam asked if there was anyone present to answer questions on this request. Tom Sanders explained the architects had answered the request for more details on several items. Sam asked if they would need permission from MoDOT for the proposed signal on Morley St. Tom stated they are not for advertising so they would not have to get permission. There was a brief discussion.

Sam asked if there were any other questions or concerns and if there was anyone in the audience with any questions or concerns. There being none, Gary Duncan made a motion to approve the request. David Byland seconded the motion. Sam asked for a vote, all voted yes. The motion was approved.

Sam Tadrus read the third item on the agenda; a site plan review submitted by Devin Snodgrass on behalf of Ritter's LLC for a garden center and nursery facility located at 3100 North Morley Spur.

Sam asked if there was anyone present to answer questions on this request. Devin came to the podium to explain the new proposed garden center and nursery facility. Devin stated they had gone to the Board of Adjustment to get a variance of 18' to place the storage bins closer to the Right-of-Way. He said that the variance was approved at the meeting last week. Gary Duncan asked what the timeline was for beginning. Devin said they are ready to move as soon as everything is approved. Tom asked about the storage bins being built out of movable, stackable concrete blocks. Devin stated they could not be stacked more than 3 high, which would equal 6'. Jerry Swartz asked if a variance was necessary. Tom stated it was due to a 30' setback in the City code. There was a brief discussion.

Sam asked if there were any other questions or concerns and if there was anyone in the audience with any questions or concerns. There being none, Gary Duncan made a motion to approve this motion. Jerry Swartz seconded the motion. Sam asked for a vote, all voted yes. The motion was approved.

Sam asked if there was any other business to come forward, there being none, Gary Duncan made a motion to adjourn. David Byland seconded the motion. Sam asked for a vote, all voted yes. The motion was approved. The meeting was adjourned at 6:20pm.