

**MINUTES OF PUBLIC HEARING**  
**June 30, 2025**  
**5:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, June 30, 2025 at 5:00 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**  
**Sam Tadrus**  
**Rich Duley**  
**Bob Riley**  
**Brandon Lucas (late)**

Members Absent:

**Lorna Miles**  
**David Byland**  
**Don Burton**  
**Gary Duncan**

City Staff Attending:

**Tom Sanders, Director of Community Development**  
**David Moran, Building Inspector**  
**Carla Beal, Administrative Assistant**

Visitors:

**Jon Wales**  
**Tony Stuart**  
**Abul Haque**

A roll call was taken, and six (6) members of the Commission were present, with five (5) members absent. One (1) member arrived after the roll call was taken.

Sam Tadrus asked if everyone had reviewed the June 30, 2025 agenda.

Sam Tadrus asked if everyone had reviewed the March 31, 2025 minutes.

Sam Tadrus read the second item on the agenda; site plan review application submitted by John Wales for an oil change business at 1003 and 1007 N Morley Street. The property is currently zoned B-3 (General Commercial District).

Sam asked if there was anyone present to answer questions on this request. John Wales came to the podium and stated he would like to open an oil change and automotive repair business with two (2) bays for oil change and one (1) bay for automotive repair. Tony Stuart came to the podium as the builder and stated this is two (2) separate lots and they would like to combine them into one (1). He stated the property owner has the lot behind these

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two (2) that he would like to sell all of them together. He stated John would like to make the lot at 209 Jefferson a parking area for cars that were having repair work done on. Jerry Swartz stated he was concerned about overnight parking. Tom Sanders stated they would have to submit an application for the property at 209 Jefferson as it was not on this agenda. Tom suggested only the oil change bays could be opened until another application was filed for 209 Jefferson for the parking of automotive repair vehicles and screening was approved. 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, Jerry Swartz made a motion to approve the request with the contingent that the auto repair bay could not be used until an application was filed and approved. Rich Duley 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, the meeting was adjourned at 5:20pm.