

**MINUTES OF PUBLIC HEARING**  
**October 27, 2025**  
**6:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, October 27, 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**  
**Gary Duncan**  
**Sam Tadrus**  
**Rich Duley**  
**Bob Riley**  
**David Byland**  
**Don Burton**

**Brandon Lucas**

Members Absent:

**Lorna Miles**  
**Jerry Swartz**

City Staff Attending:

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

Visitors:

**Talt Holman**  
**Judy Wetrich**

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

Sam Tadrus asked if everyone had reviewed the October 27, 2025 agenda. David Byland made a motion to approve the October 27, 2025 agenda. Brandon Lucas seconded the motion. All were in favor.

Sam Tadrus asked if everyone had reviewed the August 25, 2025 minutes. Rich Duley made a motion to approve the August 25, 2025 minutes. Don Burton seconded the motion. All were in favor.

Sam Tadru. read the second item on the agenda, a re-zoning request submitted by Talt Holman on behalf of Holman Properties, LLC for the property located at 342-348 Woodland Avenue (Parcel Number 10-1.0-01.0-4.0-001-030.000) from R-2/PD (1 & 2 Family Residential District/Planned Development) to R-3 (Multi-Family Dwelling  
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District). Sam asked if there was anyone present to answer questions on this request. Talt Holman came to the podium and stated he has two duplexes almost complete. He intends to build two (2) more facing the east (Virginia Street) and two (2) facing the south (E. Logan Street). David Byland asked what his intentions for the small parcel to the west on E. Logan. Talt stated he was going to put twelve storage units on that parcel of land. Talt stated he would be using LP siding or brick like on the units for the storage building. Bob Riley asked who the storage building would be for, and Talt stated for the residents of the duplexes. David Byland asked why Mr. Holman was asking to change the zoning. Tom Sanders explained the R-2/PD was for two duplexes and a twenty-four unit assisted living. Which meant when Mr. Holman changed his plans due to Covid, the zoning would need to be changed for the six (6) duplexes. Gary Duncan stated he did not like the idea of changing the zoning. 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. Judy Wetrich came to the podium and stated the neighbors' concern was that it has been six (6) years with the mess on this property and was wanting to know how long before the project was finished. Talt stated he plans to have the other four (4) duplexes done within two (2) years. He stated the two (2) on Woodland Ave. should be done in the next two (2) months as they are painting now. Bob Riley made a motion to approve the request. Don Burton seconded the motion. Sam asked for a vote, all voted yes except for Gary Duncan who voted no. The motion was approved.

Sam turned the meeting back over to Tom Sanders for the election of officers. Tom asked if there were any nominations. Sam Tadrus nominated Bob Riley. Tom asked if there were any other nominations, there being none, Tom asked for a vote. All were in favor.

Tom turned the meeting over to the new chairperson, Bob Riley. Bob asked if there were any volunteers for co-chairperson, there being none, Bob nominated David Byland, he then asked for a vote. All were in favor.

Bob asked if there were any volunteers for secretary, there being none, David Byland nominated Gary Duncan, he then asked for a vote. All were in favor.

Bob asked if there was any other business to come forward, there being none, Gary Duncan made a motion to adjourn. Don Burton seconded the motion; the meeting was adjourned at 6:25pm.