

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
September 25, 2023
6:00 PM

Date/ time posted

I. **Roll Call**

II. **Approval of Agenda**

III. **Approval of Minutes**

IV. **Public Hearing Items**
[1.](#) Approval of the August 28, 2023 Planning and Zoning meeting minutes

[2.](#) An application for a site plan review application submitted by Westhues Architecture LLC on behalf of GRC Real Estate for improvements to the site located at 1420 Becflo Dr. This property is currently zoned M-1 (Industrial District).

V. **Other Business**

VI. **Adjournment**

The public is invited to attend the Planning and Zoning and Work Session meetings. Representatives of the news media may obtain copies of this notice by contacting the City Clerk. If a special accommodation is needed as addressed by the Americans with Disabilities Act, please contact the City Clerk twenty-four (24) hours in advance of the meeting.

MINUTES OF PUBLIC HEARING
August 28, 2023
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, August 28, 2023 at 6:00 p.m. in the Council Chambers of City Hall. The meeting was called to order by Chairperson, Sam Tadrus.

Members Present: **Connie Asbury**
 Rich Duley
 Sam Tadrus
 Austin Kyser
 Tim Brubaker
 Gary Duncan
 Bob Riley
 David Byland
 Mike Skubic

Members Absent: **Don Burton**
 Lorna Miles
 Bob Riley

City Staff Attending: **Aaron Decker, Building Inspector**
 Carla Beal, Administrative Assistant

Visitors: **Jacob Meyer**

A roll call was taken, and eight (8) members of the Commission were present, with three (3) members absent.

Sam Tadrus asked if everyone had reviewed the August 28, 2023, agenda. Sam Tadrus never asked that the agenda be approved. He went on to the minutes.

Sam Tadrus asked if everyone had reviewed the July 31, 2023 minutes. There were no changes. David Byland made a motion to approve the minutes. Connie Asbury seconded the motion. Minutes were approved.

Sam Tadrus read the second item on the agenda; a site plan review submitted by Crockett Engineering Consultants behalf of KOSF II for improvements to the site located at 1245 Huntsville Road. This property is currently zoned B-3 (General Commercial District).

Sam asked if there was anyone present to answer questions on this item. Jacob Meyer with Crockett Engineering Consultants came to the podium and explained that they were wanting to add two (2) storage building and three (3) detention ponds to the site. Tim Brubaker asked if the drive was paved or gravel. Jacob stated they would be paving the area. Austin Kyser asked if there had been a previous agreement for the paving. Aaron

Decker stated the previous owner had paid a deposit for the paving, but the paving was never done. There was a brief discussion.

Tim Brubaker made a motion to approve the motion. Gary Duncan 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, Austin Kyser made a motion to adjourn. Connie Asbury seconded the motion. Sam asked for a vote, all voted yes. The motion was approved. The meeting was adjourned.

DRAFT

CITY OF MOBERLY, MISSOURI
SITE PLAN REVIEW

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only
Filing Fee: _____
Deposit: _____
Dated Filed: _____

APPLICANT INFORMATION:

Applicant: Westhues Architecture LLC Phone: 573-424-7064
Address: 9600 Boatman Hill Rd Columbia Mo Zip: 65202
Owner: Amaze Cannabis GRP Real Estate Phone: 660-998-4724
Address: 1420 Beffo Dr Moberly Mo Zip: 65270

PROPERTY INFORMATION:

Address of Property: 1420 Beffo Dr Moberly Mo 65270
Legal Description: Riley's Industrial Park 3rd addition

Present Zoning Classification: _____ Acreage: 6

Present Use of Property: Cannabis Cultivation

Proposed Use of Property: same as above


ADJACENT ZONING AND LAND USE:

| | <u>Land Use</u> | <u>Zoning</u> |
|-------|-------------------|---------------|
| North | <u>Industrial</u> | _____ |
| South | <u>"</u> | _____ |
| East | <u>"</u> | _____ |
| West | <u>"</u> | _____ |

| Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant). | | Yes | No |
|---|---|-----|----|
| 1. | Does the proposal conform with the provisions of the City's Zoning regulations? | ✓ | |
| 2. | Will the development be compatible with the surrounding area? | ✓ | |
| 3. | Does the proposal conform with the provisions of the City's Subdivision Regulations? | ✓ | |
| 4. | Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan? | ✓ | |
| 5. | Does the proposal conform with the customary engineering standards used in the City? | ✓ | |
| 6. | Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area? | ✓ | |
| 7. | Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site. | ✓ | |

ATTACHMENTS REQUIRED:

- A. Site Plan Review Checklist
- B. 10 copies of site plan



Applicant's Signature

7/28/23

Date

CITY OF MOBERLY, MISSOURI SITE PLAN CHECKLIST

Return Form To:
Zoning Administrator
City of Moberly
101 West Reed Street
Moberly, MO 65270-1551
(660) 263-4420
(660) 263-9398 (fax)

For Office Use Only:
Date Filed: _____
Date of Meeting: _____
Filing Fee: _____
Deposit: _____

-
1. Name of Project: GRE Expansion
 2. Location of Project: 1420 Ber Flo Dr Moberly Mo
 3. Name of Owner: GRE Real Estate LLC (Jay pate)
 4. Name of Person who Prepared the Site Plan: Eric Westman, Architect
 5. Instructions:

The following checklist is to be completed by the Zoning Administrator. The Site Plan shall include the following data, details and supporting information, which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

| A. Site Plan Content Requirements: Does the Site Plan comply with or show the following? | | <u>Yes</u> | <u>No</u> |
|--|--|-------------------------------------|--------------------------|
| 1. | Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. | Name and address of all owners of record of abutting parcels. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. | All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. | The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| 5. The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. The location of required parking areas including parking stalls, setbacks and loading and service areas. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. The location, height, size, materials, and design of all proposed signage. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. The location of all existing and proposed utility systems including: | | |
| a. Sewer lines and manholes; | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Water lines and fire hydrants; | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Telephone, cable and electrical systems; and | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swells. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | <u>Yes</u> | <u>No</u> |
|--|-------------------------------------|-------------------------------------|
| 13. Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Zoning Administrator, to include: | | |
| a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Design Standards: | | |
| 1. Does the building rooftop have at least two of the following features: Parapets concealing flat roofs and roof top equipment; overhanging eaves; sloped roofs; and three or more roof slope planes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Are roof mounted equipment, including ventilators and satellite dishes, screened from view (100 percent opacity) or isolated so as to not be visible from ground level of any adjacent public thorough-fare or residentially-zoned area, up to a maximum of 300 feet away and is the appearance of the roof screens coordinated with the building to maintain a unified appearance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are all electrical and mechanical equipment located adjacent to the building and visible from any adjacent public thoroughfare or residentially-zoned area screened from view (100 percent opacity), up to a maximum of 300 feet away and are such screens and enclosures treated as integral elements of the buildings appearance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | <u>Yes</u> | <u>No</u> |
|---|-------------------------------------|-------------------------------------|
| 4. Except for meters, electric and telephone service pedestals, transformers, three-phase feeder lines, subtransmission and transmission lines (34.5kv and above), electrical substations and such other facilities as the utility may deem necessary to install utilizing "overhead" type construction, are all telephone and cable television lines, electrical services and distribution lines placed underground? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Are all gas meters in any front yards, located within three feet of the building foundation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the form and proportion of buildings consistent or compatible with the scale, form and proportion of existing development in the immediate area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Pedestrian access shall be an integral part of the overall design of each multifamily, commercial, and industrial development. | | |
| a. Does the pedestrian access provide safe and convenient access to and from off-street parking areas? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Does the pedestrian access connect with abutting properties and developments so as to create an alternative means of transportation for residents of the city? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Are sidewalks at least 5 feet in width provided along all sides of a lot abutting a dedicated public or private street? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Is there a continuous internal pedestrian sidewalk provided from the perimeter public sidewalk to the principal customer entrance(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Does the internal sidewalk feature landscaping, benches, and other such materials and facilities for no less than 50 percent of its length? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Are sidewalks provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting a public parking areas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | <u>Yes</u> | <u>No</u> |
|--|------------|-----------|
| g. Are sidewalks located at least five feet away from the building facade to provide planting areas for landscaping along the foundation of the building? | _____ | _____✓ |
| h. Are internal pedestrian sidewalks distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the sidewalks? | _____ | _____✓ |
| 8. Architectural design should create visual interest through the use of different textures, complementary colors, shadow lines and contrasting shapes. | | |
| a. Will the buildings have a variation of detail, form, and siting to provide visual interest? | _____ | _____✓ |
| b. Are loading docks, trash enclosures, outdoor storage and similar facilities and functions incorporated into the over-all design of the building and the landscaping so that the visual and acoustic impacts of these functions are reduced to as great an extent as possible and are out of view from adjacent properties and public streets? | _____✓ | _____ |
| c. Do building facades 100 feet or greater in length incorporate recesses and projections along at least 20 percent of the length of the building facade? | _____ | _____✓ |
| d. Do windows, awnings, and arcades total at least 60 percent of the facade length abutting any public street? | _____ | _____✓ |
| e. Does any building facade 100 feet or greater in length abutting a residential district, have an earth berm of at least six feet in height installed between the building facade and the abutting residential district and is the earth berm landscaped with evergreen trees at intervals of at least 20 feet on center, or in clusters? | _____ | _____✓ |
| 9. Minimum Exterior Building Material Standards: Does a minimum of 50% of each exterior wall consist of one or more of the following materials?: | | |
| a. Masonry: Masonry construction, which includes solid cavity faced or veneered-wall construction, or similar materials. | _____ | _____✓ |
| b. Glass Walls: Glass walls shall include glass curtain walls or glass block construction. | _____ | _____✓ |

- | | <u>Yes</u> | <u>No</u> |
|---|-------------------------------------|-------------------------------------|
| c. Wood other than exposed plywood paneling. | _____ | <input checked="" type="checkbox"/> |
| d. Concrete finish or pre-cast concrete panel (tilt wall) that has exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating. | _____ | <input checked="" type="checkbox"/> |
| e. Metal panels with a depth of one inch or more; or a thickness of U.S. Standard 26 gauge or more. | <input checked="" type="checkbox"/> | _____ |


Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Site Plan Review Application 1420 Becflo Dr*

Meeting: *September 25, 2023*

Public Hearing to consider:

Notice of Public Hearing for a site plan review application submitted by Westhues Architecture LLC on behalf of GRC Real Estate for improvements to the site located at 1420 Becflo Dr. This property is currently zoned M-1 (Industrial District).

Comments:

Location: 1420 Becflo Dr

Zoning Compatibility: Use is compatible with the district.

Intended Use: Marijuana Cultivation Facility, currently in operation and intended to add additional structure to the property to expand business operations. State licenses are already obtained.

Landscaping design: Dumpster Screening is provided. Adjacent to commercial, no other buffering required. No other changes to existing landscaping for existing site.

Public areas: (46-177) Parking – Adequate parking is provided currently with additional planned parking stalls to be included as well as fire department access road surrounding the facility.

Submission requirements: Site Plan Review associated with Improvements all submitted. Conditional Use for the property has already been approved with previous remodel by City Council.

City Staff Review:

City Staff has met with the architects and civil engineers. Plans are being drafted to address storm water current and increased runoff due to the additional building. These will have to be approved prior to any construction approvals. City Staff have also met with the engineers and architects with respect to future planned sewer and water infrastructure in the area. Fire requirements will require looping of water mains to maintain pressure for the multiple buildings in the area. A review is currently underway to determine what infrastructure and how much shall be installed as components of the project. Construction documents will not be approved until these installations are in accordance with the City of Moberly Utilities requirements and needs.

Site Plan Reviews do not require additional approval by the City Council.

Respectfully Submitted Aaron Decker

PRELIMINARY
DRAWING NOT
FOR BIDDING OR
CONSTRUCTION

WESTHUES ARCHITECTURE LLC
ERIC WESTHUES, ARCHITECT # MO-2016004009 ARCHITECTURAL CORPORATION
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@ericwesthues.com #2019020035

| REVISION | DATE |
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PROJECT NUMBER **23-070**

EXPANSION @
GREEN RELIEF CULTIVATION
1420 BECFLO DR
MOBERLY, MO 65270

EXISTING
SITE PLAN

ES1



NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

1
ES1
EXISTING SITE PLAN 6.41 ACRES
SCALE: 1" = 30'

PRELIMINARY
DRAWING NOT
FOR BIDDING OR
CONSTRUCTION

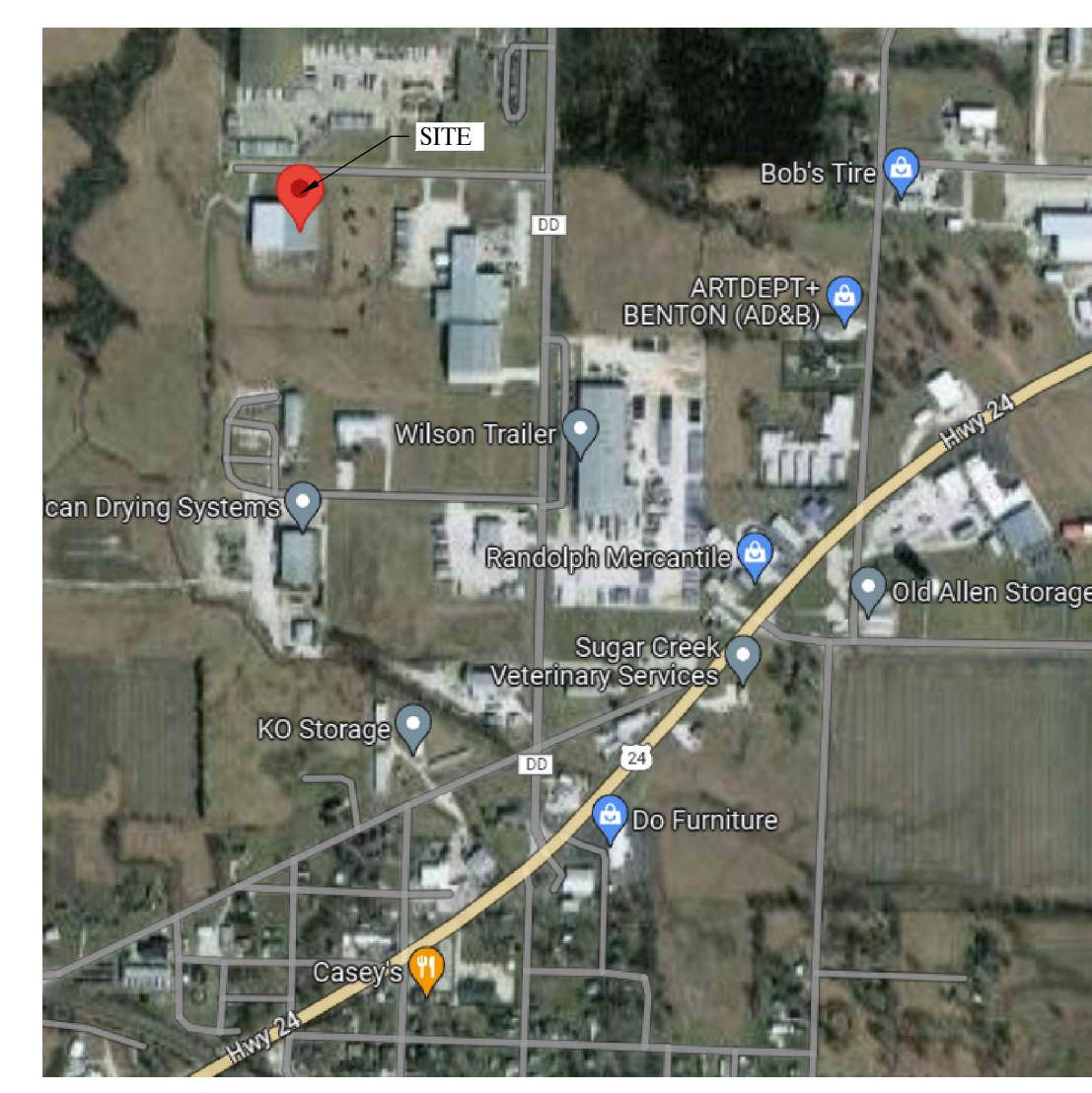
WESTHUES ARCHITECTURE LLC
ARCHITECTURAL CORPORATION
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EXPANSION @
GREEN RELIEF CULTIVATION
1420 BECFLO DR
MOBERLY, MO 65270

ARCHITECTURAL
SITE PLAN

AS1



SITE MAP
NOT TO SCALE

PROPERTY INFORMATION:

OWNER:
GRC REAL ESTATE, LLC
5804 LIGHTPOST DRIVE
COLUMBIA MO 65201

LEGAL DESCRIPTION:
LOT 3 RILEY'S INDUSTRIAL PARK 3RD ADDITION...MOBERLY

PARCEL NUMBER:
07-7.0-26.0-0-0-000-021.014

ZONING:
M-1 INDUSTRIAL

| | |
|----------------------|---------------------------|
| TOTAL LOT SIZE | 279,283 SF (6.411 ACRES) |
| EXISTING BUILDING | 45,000 SF |
| EXISTING PAVING | 47,958 SF |
| EXISTING GREEN SPACE | 186,325 SF |
| NEW BUILDING | 52,000 SF |
| NEW PAVING | 27,936 SF |
| NEW GREEN SPACE | 106,389 SF = 38% LOT SIZE |

LED WALL PACK LIGHT TO MATCH FIXTURES ON ADJACENT BUILDING

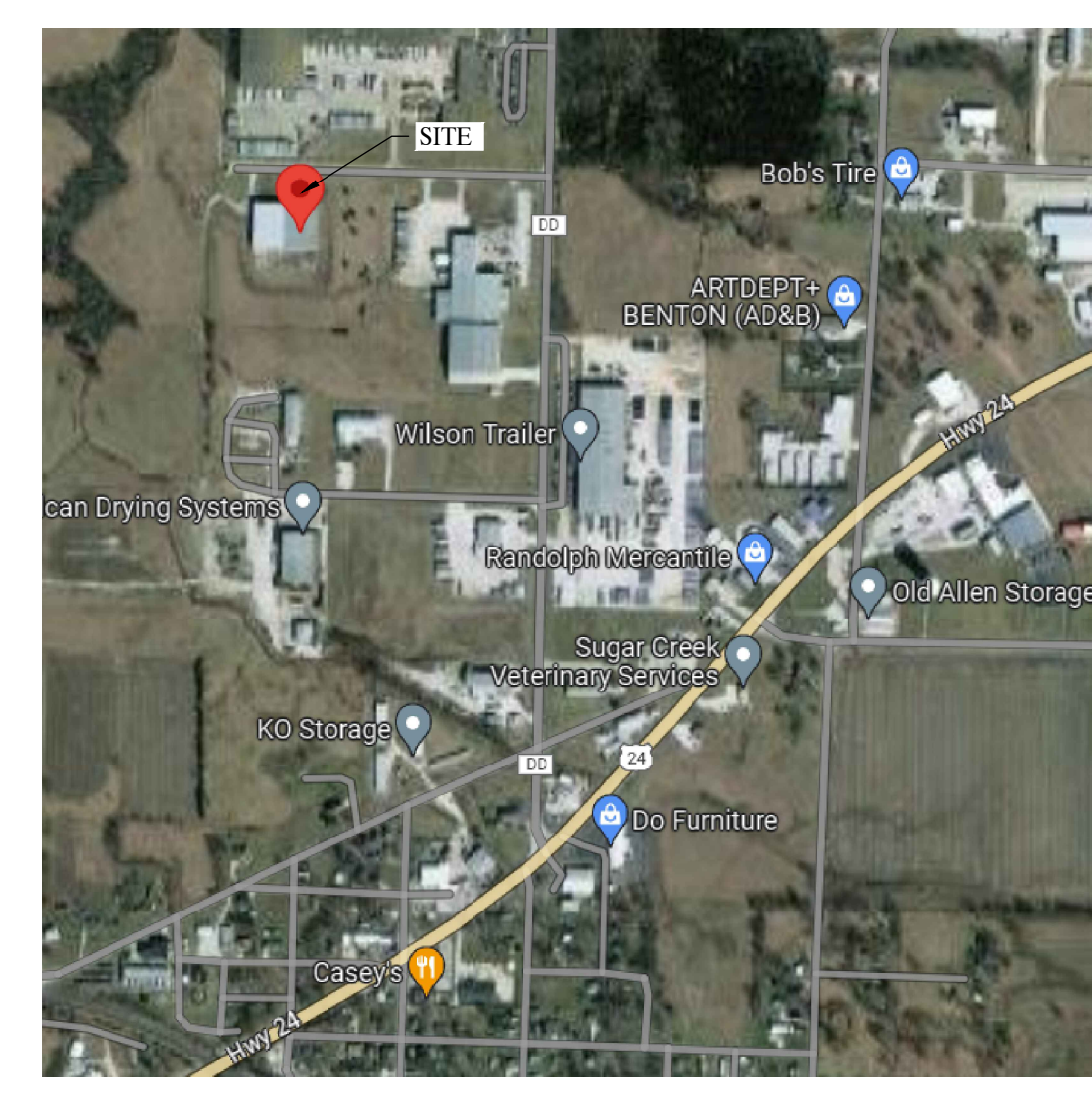


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AS1
ARCHITECTURAL SITE PLAN 6.41 ACRES
SCALE: 1" = 30'

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

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WESTHUES ARCHITECTURE LLC
ARCHITECTURAL CORPORATION
#2019020035
ERIC WESTHUES, ARCHITECT # MO-2016004009
9000 BOATMAN HILL ROAD COLUMBIA, MO 65202
573 424-7064 eric@ericwesthues.com



SITE MAP
NOT TO SCALE

PROPERTY INFORMATION:
OWNER:
GRC REAL ESTATE, LLC
5804 LIGHTPOST DRIVE
COLUMBIA MO 65201
LEGAL DESCRIPTION:
LOT 3 RILEY'S INDUSTRIAL PARK 3RD ADDITION...MOBERLY
PARCEL NUMBER:
07-7.0-26.0-0-000-021.014
ZONING:
M-1 INDUSTRIAL

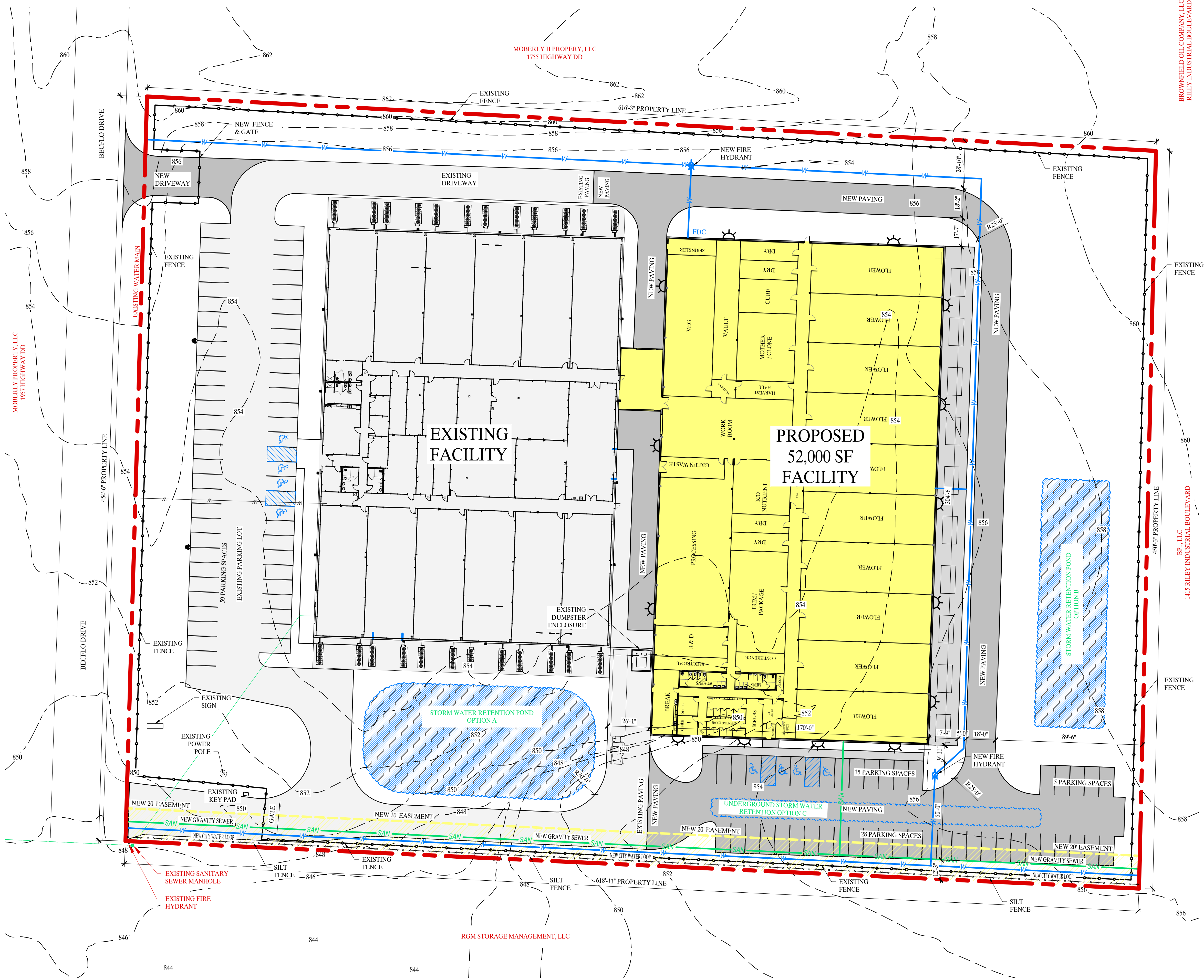
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EXPANSION @
GREEN RELIEF CULTIVATION
1420 BECFLO DR
MOBERLY, MO 65270

ARCHITECTURAL
SITE PLAN

AS1



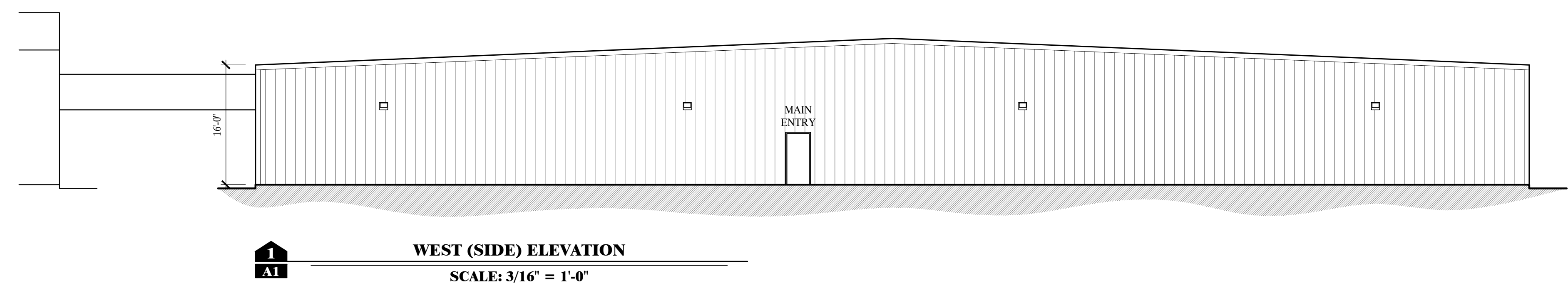
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

1 ARCHITECTURAL SITE PLAN 6.41 ACRES
SCALE: 1" = 30'

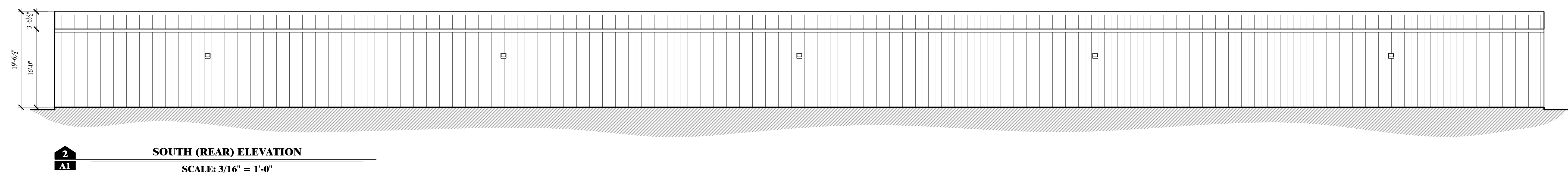
LED WALL PACK LIGHT TO MATCH FIXTURES ON ADJACENT BUILDING

**PRELIMINARY
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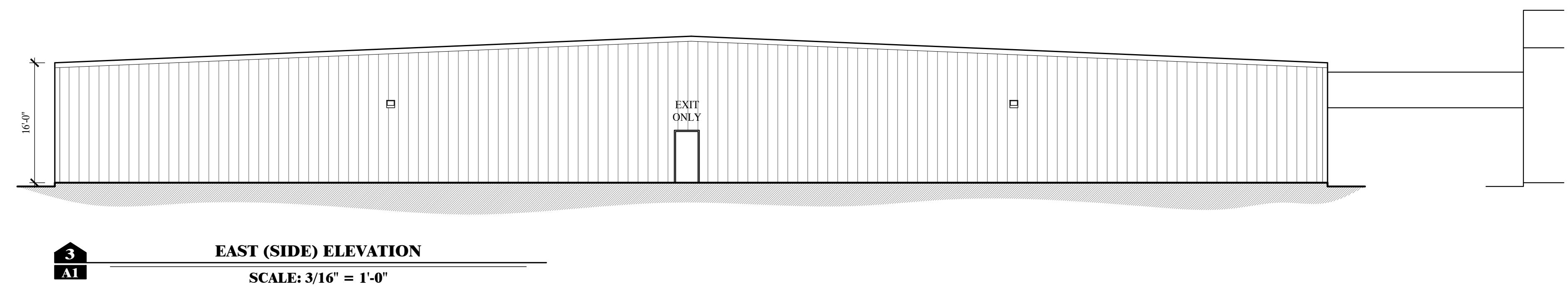
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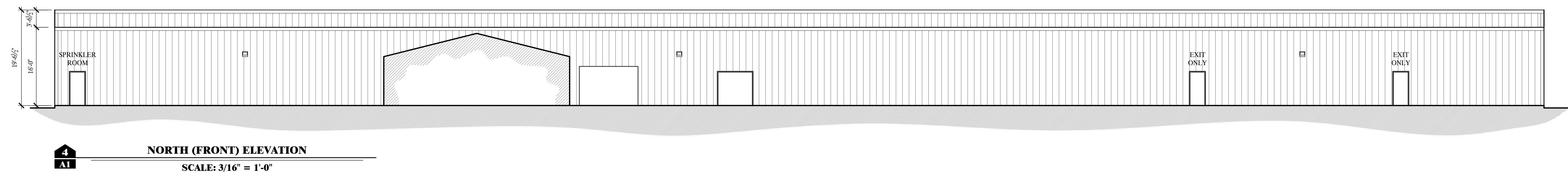
WEST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH (REAR) ELEVATION
SCALE: 3/16" = 1'-0"



EAST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



NORTH (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"

| REVISION | DATE |
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PROJECT NUMBER **23-070**

EXPANSION @
GREEN RELIEF CULTIVATION
1420 BECFLO DR
MOBERLY, MO 65270

**EXTERIOR
ELEVATIONS**

A1

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



REFERENCE PHOTO - EXISTING BUILDING NORTH ELEVATION



REFERENCE PHOTO - EXISTING BUILDING SOUTH ELEVATION