

NOTICE OF OPEN MEETING
AGENDA
PLANNING AND ZONING COMMISSION
City of Moberly
City Council Chambers – Moberly City Hall
101 West Reed Street
February 27, 2023
6:00 PM

Date/ time posted

I. Roll Call

II. Approval of Agenda

III. Approval of Minutes

[1.](#) Approval Of The January 30, 2023, Planning and Zoning Commission Meeting Minutes.

IV. Public Hearing Items

[2.](#) Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 118 on permitted use of Storage Containers.

[3.](#) Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 46-118 on Shooting Range.

[4.](#) Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 46-138 on Age Restrictions for Manufactured Homes.

[5.](#) Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article II, Section 46-82 on Manufactured Home Park Residential District

[6.](#) Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 118 on Short Term Housing Rentals.

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
January 30, 2023
6:00 P.M.

The Planning and Zoning Commission for the City of Moberly met on Monday, January 30, 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: **Bob Riley**
 Gary Duncan
 Sam Tadrus
 Jerry Jeffrey
 Lisa Vanderburg
 Austin Kyser
 Howard Miedler

Members Absent: **Rich Duley**
 Don Burton
 Lorna Miles
 Connie Asbury

City Staff Attending: **Tom Sanders, Director of Comm Dev/Public Works**
 Aaron Decker, Building Inspector
 Carla Beal, Administrative Assistant

Visitors: **Devin Snodgrass**

A roll call was taken, and seven (7) members of the Commission were present, with four (4) members absent.

Sam Tadrus asked if everyone had reviewed the January 30, 2023 agenda. Sam clarified the numbering on the agenda items were incorrect and he noted the correct numbering. Jerry Jeffrey made a motion to approve the agenda. Gary Duncan seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the November 28, 2022 minutes. There were no changes.

Sam Tadrus read the second item on the agenda; an application for a zoning change to an N-1/PD (Nonurban/Planned District) submitted by Devin Snodgrass on behalf of Kal Cleavinger for a Commercial Stable Facility on the property located at 201 W Hinton Ave. This location is currently zoned an R-3 (Multi-family Dwelling District)

Sam asked if there was anyone present to answer questions on this item. Devin Snodgrass came to the podium and explained that they want to commercial stable for no more than 5 horses on the 6.1 acres of land. Aaron Decker stated the property had been previously platted but was never developed. Bob Riley stated he was against it when he first read the proposal, but after looking at the area thought it would improve the property. Jerry Jeffrey

asked Tom Sanders if this was the property that Dr. Hobbs had previously had his angus cattle. Tom said it was in this area that Dr. Hobbs had his cattle. Jerry asked if it would connect to Highway 24. Devin stated it would not. Bob then asked if the dilapidated houses would be taken down. Devin stated there are no houses on the property in question. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Jerry Jeffrey made a motion to approve this request. Gary Duncan seconded the motion. The motion was approved.

Sam Tadrus read the third item on the agenda; an application for a planned development submitted by Devin Snodgrass on behalf of Kal Cleavinger for a Commercial Stable Facility on the property located at 201 W Hinton Ave.

Sam asked if there was anyone present to answer questions on this item. Devin Snodgrass came to the podium and explained there would be a stable to house 5 horses, with 2 restrooms, and 2 driveway entrances at the 201W Hinton location. The remaining 5 acres would be fenced with a 3 rail fence. There would be no residence on the property. There would possibly be landscaping done around the stable. Lisa Vanderburg asked if the Management Company would be on site 24 hours a day. Devin stated they would not as there would be no sleeping quarters in the facility. Bob Riley asked if the planned development was restricted to the property and Tom Sanders stated no it was transferable as long as it remained a stable with the new owner. If they wanted to change the use they would have to bring it back to the Planning and Zoning Commission for approval to change the use. There was a brief discussion.

Sam asked if there was anyone in the audience with questions, there being none, Austin Kyser made a motion to approve item number 3 and item number 4 on the agenda. Lisa Vanderburg seconded the motion. The motion was approved.

Sam asked read item number fifth on the agenda; discussion of allowing AirBnB in an R-2 District. Tom stated it is now allowed in a B-2/H and R-3 districts. He stated there has been several stating an AirBnB is no different that rental houses in an R-2 District, they are better maintained. Jerry Jeffrey stated that the frequency of renting was more often than rental properties. Gary Duncan asked if this would cause any conflict for the 2 that were denied at previous meetings. Tom stated there would not. Sam Tadrus suggested the ordinance on rentals should be revisited. Jerry asked about short-term rentals in the downtown area paying taxes as an AirBnB. Tom stated if they are not an AirBnB then there is no way for the City to collect taxes on those. Sam Tadrus asked if property owners of rentals could be required to have a business license. Tom stated rental properties are not a business according to state regulations. The City does require rental properties have an occupancy inspection, but that is difficult with some as they leave the water in the property owner's name. There was a brief discussion.

Sam Tadrus asked if there was any other business to discuss at this time, there being none, Gary Duncan made a motion to adjourn. Lisa Vanderburg seconded the motion. The meeting was adjourned.

CITY OF MOBERLY, MISSOURI
ZONING & SUBDIVISION TEXT AMENDMENT APPLICATION

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: _____
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: City of Moberly Phone: 660-263-4420
Address: 101 W Reed St. Zip: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
 Growth Area Subdivision Regulations

Section to Be Amended: Article III Section 118

Present Text: See Use Table

Proposed Text: Add "Storage Containers" to use Table (46-118)
Permitted Use in B-1, ~~B-2~~, B-3, M-1
Include attached use standard description as new section

Reason for Amendment: to regulate & protect Residential properties
with respect to where and when Storage containers can
be located in Moberly.

Attach additional sheets as needed.

IMPACT OF AMENDMENT:

Does the amendment add language to the Regulations?
Does the amendment supplement an existing section?
Does the amendment modify an existing section?
Does the amendment repeal a section?

Yes X No _____
Yes X No _____
Yes X No _____
Yes _____ No X



Applicant's Signature



Date

(SAMPLE) OFFICIAL NOTICE

Public Hearing for Moberly, Missouri *(Please specify either Zoning or Subdivision Regulations)* Text Amendment:

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that at _____ p.m. on _____, 200_____
the City of Moberly Planning and Zoning Commission, in the Council Chambers of City Hall, Moberly, Missouri,
will consider amendment(s) to Section _____ of Article _____ of the
_____*(specify applicable regulation: City of*
Moberly Zoning Regulations or the City of Moberly Subdivision Regulations).

As provided in the Zoning or Subdivision Regulations *(please specify)* of Moberly, Missouri, the above amendment
will be discussed and considered by the Planning and Zoning Commission, and all persons interested in said matter
will have an opportunity to be heard at this time concerning their views and wishes.

CERTIFIED, this _____ day of _____, 200____.

Zoning Administrator

(This page left blank intentionally.)

All temporary storage containers and storage containers as permanent storage shall meet the following minimum condition requirements and shall be inspected by the Office of Community Development in Moberly and certified as meeting these requirements within 30 days of placement. Failure of the container to meet this certification will result in enforcement in accordance with the procedures established in Chapter 26 of the Code of Ordinances as a qualified nuisance.

- A. All containers shall be structurally sound, free of corrosion, rust, rot, holes, dents, leaks, or other deterioration.
- B. No container shall bear any sign, label, logo or other advertising or identification without such being approved and permitted in accordance with the Moberly sign code.
- C. All containers shall be painted or otherwise decorated in a manner and form consistent with the architectural character of the adjoining building faces and surrounding neighborhood.
- D. All containers shall be securable and kept secure at all times.
- E. All containers shall be kept free of graffiti, posters, bills, accumulated solid waste, or other blighting or deteriorating impacts.
- F. Temporary Storage Containers for the use as construction related storage shall be allowed in conjunction with a building permit approved on the same parcel of land.
- G. Storage Containers shall be prohibited as a storage building in all residential neighborhoods unless approved as a construction related storage during a permitted project through the Office of Building Inspectors in Moberly.

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Storage Containers

Meeting: February 27, 2023

Public Hearing to consider:

Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 118 on permitted use of Storage Containers.

Comments:

The proposed text amendment has come about with increasing inquiries for the use of storage containers as a means of storage in residential and some commercial locations. The attached regulations were drafted to assist in regulating the placement of storage containers in both districts. The limitation on residential districts is designed to maintain continuity and blight from overtaking a property. The limitations on commercial are more relaxed as this type of storage container is typically a more commercialized structure. Both districts already require permits for structures of this size, however previous codes did not provide any guidelines for the type or placement of them.

City Staff Review:

After searching other communities, we found a draft of some basic regulations that will assist in guiding homeowners and businesses with where and when they can use these structures to provide storage on their properties. The proposed regulations will allow the Code Office a possibility to allow residentially designed storage containers that will match the home to be brought in for storage if in compliance at the time of relocation into the district. The proposed regulations will also allow documentation and supporting paperwork to be able to address the blight issue if a storage container where to be located in a district and not be in full compliance with the guidelines.

City staff recommend acceptance of the codes proposed as written and is open for discussion on amendments to the proposed text amendment.

Text Amendment approvals do require additional approval by the City Council for acceptance as an ordinance into the Code of Ordinances in Moberly, MO.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
ZONING & SUBDIVISION TEXT AMENDMENT APPLICATION

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101 West Reed Street
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Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: City of Moberly Phone: 660-263-4420
Address: 101 W Reed St Zip: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
 Growth Area Subdivision Regulations

Section to Be Amended: Article III Section 46-118

Present Text: "Shooting Range" is listed as conditional use in M-1

Proposed Text: Change "Shooting Range" to "Shooting Range - Outdoor" and identify as conditional use in B-3, M-1
Add "Shooting Range - Indoor" and identify as conditional use in B-2, B-3, and M-1

Reason for Amendment: To encourage growth of business in districts while maintaining review of type of activities for safety of community.

Attach additional sheets as needed.

IMPACT OF AMENDMENT:

Does the amendment add language to the Regulations?

Yes X No

Does the amendment supplement an existing section?

Yes X No

Does the amendment modify an existing section?

Yes X No

Does the amendment repeal a section?

Yes No X



Applicant's Signature

2-2-23

Date

(SAMPLE) OFFICIAL NOTICE

Public Hearing for Moberly, Missouri *(Please specify either Zoning or Subdivision Regulations)* Text Amendment:

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that at _____ p.m. on _____, 200____
the City of Moberly Planning and Zoning Commission, in the Council Chambers of City Hall, Moberly, Missouri,
will consider amendment(s) to Section _____ of Article _____ of the
_____*(specify applicable regulation: City of*
Moberly Zoning Regulations or the City of Moberly Subdivision Regulations).

As provided in the Zoning or Subdivision Regulations *(please specify)* of Moberly, Missouri, the above amendment
will be discussed and considered by the Planning and Zoning Commission, and all persons interested in said matter
will have an opportunity to be heard at this time concerning their views and wishes.

CERTIFIED, this _____ day of _____, 200__.

Zoning Administrator

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City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Shooting Range

Meeting: February 27, 2023

Public Hearing to consider:

Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 46-118 on Shooting Range.

Comments:

Recent development discussions and possible expansions of the businesses associated with Firearms has continued to grow in Moberly, MO. Recent success of a Munitions plant has also sparked the discussion of where and how shooting ranges are allowed in Moberly.

Current regulations allow shooting ranges in M-1 district only and do not specify the difference between an indoor and outdoor range. Shooting ranges are also regulated by the Bureau of Alcohol, Firearms, and Tobacco. There is an adequate amount of codes regulating the design and build of a shooting range that their growth would be well monitored.

The proposed text amendment would separate the indoor and outdoor ranges and where they would be allowed to locate in the zoning districts. The proposed outdoor ranges would be permitted use in B-3 and M-1 districts. The B-3 is desired to be added to the list as we have some B-3 areas that are on the perimeter of the City Limits.

The proposed text amendment would also allow indoor shooting ranges that are not currently separated to be a conditional use in B-2, B-3, and M-1 districts. This allows more flexibility for the Indoor Shooting Range and building design will be monitored to protect the surrounding facilities and neighborhoods.

City Staff Review:

After review of the Bureau of ATF and International Building Codes as well as the review of recent development discussions, the City of Moberly Staff was asked to come up with a recommendation to permit the growth and development of Shooting Ranges in Moberly, MO. The proposed Text amendment is the basic recommendations for expanding the options of locations for indoor and outdoor shooting ranges in Moberly, MO.

City staff recommend acceptance of the codes proposed as written and is open for discussion on amendments to the proposed text amendment.

Text Amendment approvals do require additional approval by the City Council for acceptance as an ordinance into the Code of Ordinances in Moberly, MO.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
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Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
_____ Growth Area Subdivision Regulations

Section to Be Amended: Article III Section 46-138

Present Text: See Attached

Proposed Text: Add ~~an~~ exception under "(a) age restriction" to read.

For manufactured homes between 10 and 25 years of age, the office of community development may approve a manufactured home to be brought in prior to locating it into the city limits in exchange for moving a manufactured home out of the city limits that is older than 25 years in age.
Reason for Amendment: provides a means of working with park owners to clean up older run-down homes and replacing them with homes that are compliant with housing standards. Attach additional sheets as needed.

IMPACT OF AMENDMENT:

Does the amendment add language to the Regulations?

Yes X No

Does the amendment supplement an existing section?

Yes X No

Does the amendment modify an existing section?

Yes No X

Does the amendment repeal a section?

Yes No X



Applicant's Signature

2-2-23

Date

(SAMPLE) OFFICIAL NOTICE

Public Hearing for Moberly, Missouri *(Please specify either Zoning or Subdivision Regulations)* Text Amendment:

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_____*(specify applicable regulation: City of*
Moberly Zoning Regulations or the City of Moberly Subdivision Regulations).

As provided in the Zoning or Subdivision Regulations *(please specify)* of Moberly, Missouri, the above amendment
will be discussed and considered by the Planning and Zoning Commission, and all persons interested in said matter
will have an opportunity to be heard at this time concerning their views and wishes.

CERTIFIED, this _____ day of _____, 200____.

Zoning Administrator

(This page left blank intentionally.)

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Age Restrictions on Manufactured Homes

Meeting: February 27, 2023

Public Hearing to consider:

Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 46-138 on Age Restrictions for Manufactured Homes.

Comments:

Several of the Mobile Home Parks have recently changed ownership. Along with that ownership has come to question the feasibility and availability of Manufactured Homes that are permitted to be brought into the Mobile Home Parks as the older models are removed.

Research on the Manufactured Homes and the HUD standards has shown that at the time of the current code's adoption with a 10 year limit on age of Manufactured homes, the age of acceptable type manufactured homes fell under the time period at which HUD improved their standards and required construction of these types of structures.

Homes built since 1996 have had a longer life span and are better built than their counterparts that were built in the 1960s – 1980s. As much as it may be desirable to only allow newer manufactured homes in the mobile home parks, it is also an economic consideration of ownership as well as lifespan of the structure themselves.

Current regulations provide for a restriction on the age of a Manufactured Home that is new to a Manufactured Home Park to be 10 years or younger in age. This poses a shortage and availability issue with the current markets and cost of these structures.

City Staff Review:

Following review of the current regulations and the regulations of HUD as well as current market projections with respect to Manufactured Homes. The City of Moberly Staff makes recommendations on code changes that will allow staff the ability to review and inspect Manufactured Homes that are between 10 to 25 years of age for acceptance with an agreement that an older blighted structure shall be removed in accordance with a permit being issued for the structure that is outside the allowable current age for a Manufactured Home.

City staff recommends acceptance of the codes proposed as written and is open for discussion on amendments to the proposed text amendment.

Text Amendment approvals do require additional approval by the City Council for acceptance as an ordinance into the Code of Ordinances in Moberly, MO.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
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Address: 101 W Reed St. Zip: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
_____ Growth Area Subdivision Regulations

Section to Be Amended: Article II Section 46-82

Present Text: MP Manufactured Home Park Residential District
"See attached"

Proposed Text: (11) Alternative building design. Manufactured Home Parks shall be permitted to include Tiny Homes as defined in the International Residential Code and include sizes ranging from 200 - 650 Sq. ft. Tiny Homes shall meet the requirements of the MP District and the International Residential Code.

Reason for Amendment: To promote an economic and affordable option for re-development of Mobile Home Parks and Manufactured Home Parks. Some Manufactured homes are years out from being available and this can provide a code approved alternative that is quicker to build.

Attach additional sheets as needed.

IMPACT OF AMENDMENT:

Does the amendment add language to the Regulations?
Does the amendment supplement an existing section?
Does the amendment modify an existing section?
Does the amendment repeal a section?

Yes X No ____
Yes X No ____
Yes X No ____
Yes ____ No X



Applicant's Signature

2-3-23

Date

(SAMPLE) OFFICIAL NOTICE

Public Hearing for Moberly, Missouri *(Please specify either Zoning or Subdivision Regulations)* Text Amendment:

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that at _____ p.m. on _____, 200_____
the City of Moberly Planning and Zoning Commission, in the Council Chambers of City Hall, Moberly, Missouri,
will consider amendment(s) to Section _____ of Article _____ of the
_____*(specify applicable regulation: City of*
Moberly Zoning Regulations or the City of Moberly Subdivision Regulations).

As provided in the Zoning or Subdivision Regulations *(please specify)* of Moberly, Missouri, the above amendment
will be discussed and considered by the Planning and Zoning Commission, and all persons interested in said matter
will have an opportunity to be heard at this time concerning their views and wishes.

CERTIFIED, this _____ day of _____, 200__.

Zoning Administrator

(This page left blank intentionally.)

Sec. 46-82. - MP Manufactured Home Park Residential District.

- (a) *Intent.* It is the intent of this district to provide low to medium density manufactured home park development which is compatible with the character of the surrounding neighborhood in which it is located. Manufactured home parks are considered a residential use and should be located in areas where services and amenities are available such as those found in conventional residential areas.
- (b) *Permitted uses.* For a general listing of permitted and conditionally permitted uses, see article IX of this chapter. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in article IX of this chapter.
- (c) *Conditional uses.* For a specific listing of conditional uses, see article IX of this chapter.
- (d) *Intensity of use regulations.*
 - (1) Minimum park area: Five acres.
 - (2) Minimum park width: 225 feet.
- (e) *Height regulations.* Maximum structure height: 20 feet.
- (f) *General regulations.*
 - (1) *Minimum design standards.* Each manufactured home park shall be designed in accordance with all city codes and to the following minimum design standards:
 - a. The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water;
 - b. Manufactured home parks approved shall have a maximum density of eight manufactured homes per gross acre, and a minimum area of 4,000 square feet shall be provided for each manufactured home space.
 - c. Each manufactured home space shall be at least 40 feet wide and be clearly defined.
 - d. All manufactured homes and additions thereto shall be so located to maintain a clearance of not less than 20 feet from another manufactured home; provided, however, that with respect to manufactured homes parked end-to-end, the end-to-end clearance shall not be less than 15 feet. In addition, all manufactured homes and additions thereto shall be so located to maintain a clearance of 25 feet from any permanent structure within the park.
 - e. All manufactured home spaces shall front upon a private hard-surfaced roadway of not less than 25 feet in width, provided, however, that no on-street parking is permitted. If parallel parking is permitted on one side of the street, the width shall be increased to 30 feet, and if parallel parking is permitted on both sides of the street, the width shall be increased to 36 feet. All roadways shall have unobstructed access to a public street.
 - f. Off-street parking areas shall be provided in all manufactured home parks. Such off-street parking areas shall provide sufficient parking spaces for a minimum of two cars per manufactured home within the manufactured home park. Off-street parking areas may be provided on individual manufactured home spaces however, the off-street parking area is improved as required in article IV of this chapter, and the off-street parking area surface is not less than ten feet from the nearest adjacent manufactured home space.
 - g. All roadways and sidewalks within the manufactured home park shall be hard surfaced and shall be adequately lighted at night.

- h. A community structure may be provided which may include recreation facilities, laundry facilities, and other
 - i. The perimeter of all manufactured homes shall be fully skirted.
 - j. Sidewalks shall be required on one side of all streets.
 - k. Landscaping shall be shown on the development plan. The perimeter of each manufactured home space shall be surrounded by a landscaped strip of open space 25 feet wide along all lot lines and streets or highways.
 - l. All roadways shall meet the design standards as adopted by the city for private streets in manufactured home parks.
 - m. Final approval for the park shall be obtained before moving a manufactured home into an MP district.
- (2) *Water supply.*
- a. Water shall be supplied to the park by a public water system.
 - b. The size, location and installation of water lines shall be in accordance with the requirements of the building codes of the city.
 - c. Individual water service connections shall be provided at each manufactured home space.
- (3) *Required recreation areas.*
- a. In all manufactured home parks accommodating or designed to accommodate 25 or more manufactured homes, there shall be one or more recreation areas which shall be easily accessible to all park residents.
 - b. The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot within the manufactured home park. No outdoor recreation area shall contain less than 2,500 square feet.
 - c. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.
 - d. The required recreational areas within the manufactured home park shall contain playground equipment or other recreational facilities as approved by the planning and zoning commission. The cost of purchasing and installing the recreational equipment shall be paid for by the developer of the manufactured home park.
 - e. The maintenance of recreation areas and equipment within each manufactured home park shall be paid for by the owner of the manufactured home park.
- (4) *Sewage disposal.* Each manufactured home park shall be connected to the city or county central sanitary sewer system or to another central sewage system as approved by the state department of natural resources. Each manufactured home space within a manufactured home park shall be connected to and served by the central sanitary sewer system serving the manufactured home park.
- (5) *Tie-downs and ground anchors.* All manufactured homes shall be secured to the ground by tie-downs and ground anchors in accordance with the city's manufactured home and recreational vehicle regulations.
- (6) *Electrical.* Each manufactured home space shall be provided with an individual electrical outlet supply which shall be installed in accordance with the building codes of the city and requirements of the electric supplier.
- (7) *Gas.* Natural gas hookups, when provided, shall be installed in accordance with the building codes of the city and the regulations of the gas supplier.
- (8) *Refuse and garbage handling.* Storage, collection and disposal of refuse in a park shall be in accordance with this Code.

- (9) *Blocking.* All manufactured homes shall be blocked at a maximum of ten-foot centers around the perimeter of each manufactured home in accordance with the city's manufactured home and recreational vehicle regulations and in accordance with the manufacturer's guidelines.
- (10) *Pad requirements.* Pads shall be a flexible surface with a minimum of five-inch thick gravel, stone or compacted surface, treated to discourage plant growth, constructed to discharge water and edged to prohibit fraying or spreading of surfacing materials; or shall be of a hard surface of a minimum of two 18-inch-wide concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points of the manufactured home.
- (g) *Application requirements.*
- (1) An applicant for MP Manufactured Home Park District shall prepare or cause to be prepared a preliminary manufactured home park plan, drawn to a scale of not less than one inch equals 100 feet, and three copies of the plan shall be submitted to the planning and zoning commission for its review and recommendations. The plan shall be designed in accordance with the minimum design standards herein and shall include the following:
 - a. Contours shown at two-foot intervals.
 - b. Elevation drawings of all permanent buildings proposed.
 - (2) Upon approval of the preliminary manufactured home park plan by the planning and zoning commission, the applicant shall prepare and submit a final plan which shall incorporate any changes or alterations requested. The final plan and the planning and zoning commission recommendation shall be forwarded to the city council for their review and final action.
 - (3) Any substantial deviation from the approved plan, as determined by the zoning administrator, shall constitute a violation of this division. Changes in plans shall be resubmitted for reconsideration and approval by the planning and zoning commission and city council prior to the occupancy of the manufactured home park.
 - (4) Construction of an approved manufactured home park shall begin only after final approval has been granted by the city council.

(Code 1987, app. A, § 19; Ord. No. 7365, § 1(part), 2-5-2001)

City of *Moberly!*

Memorandum

To: Planning and Zoning Commission

From: Planning Staff

Subject: Tiny Homes and Manufactured Home Parks

Meeting: February 27, 2023

Public Hearing to consider:

Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article II, Section 46-82 on Manufactured Home Park Residential District.

Comments:

Several of the Mobile Home Parks have recently changed ownership. Along with that ownership has come to question the feasibility and availability of Manufactured Homes that are permitted to be brought into the Mobile Home Parks as the older models are removed. It has also sparked conversation about the types of structures that would be available to fill empty lots in these parks. Specifically, the ability to construct "Tiny Homes" and be able to locate those within the city limits.

Tiny homes have gained popularity and are a type of housing structure that can provide a family or individual that wishes to live a lifestyle with a minimalist mindset, the opportunity to own and live in a structure that fits their lifestyle.

The recent adoption of the 2021 International Residential Code also included adoption of Appendix AQ which is the International Code Councils guidelines on construction of Tiny Homes. These structures can range from 100 to 1,600 sq ft according to the International Code Council. They often minimize living areas to provide for a more mobile lifestyle and or lifestyle with minimal belongings.

Due to their size, portability, and unique design, they often resemble manufactured homes with a more conventional build upon a foundation or chassis. The City of Moberly has guidelines adopted in the IRC to cover these as they have gained popularity over the years and also may be a viable option for expanding the housing market in Moberly.

City Staff Review:

Following review of the Manufactured Home Park Regulations and the IRC Guidelines with respect to Tiny Homes, the City of Moberly Staff recommends a text amendment that would list them as an alternative option (style) of structure to be allowed within Manufactured Home Parks. This would also include a size limitation on them ranging from 200 to 650 sq ft of space. They would be required to comply with the IRC and Appendix AQ as well as the Manufactured Home Park Regulations.

City staff recommend acceptance of the codes proposed as written and is open for discussion on amendments to the proposed text amendment.

Text Amendment approvals do require additional approval by the City Council for acceptance as an ordinance into the Code of Ordinances in Moberly, MO.

Respectfully Submitted
Aaron Decker

CITY OF MOBERLY, MISSOURI
ZONING & SUBDIVISION TEXT AMENDMENT APPLICATION

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: _____
Date Advertised: _____
Date Notices Sent _____
Public Hearing Date: _____

APPLICANT INFORMATION:

Applicant: City of Moberly Phone: 660-263-4420
Address: 101 W Reed St. Zip: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____

TEXT AMENDMENT PROPOSED:

Amendment Proposed to (Check One):

City Zoning Regulations _____ City Subdivision Regulations
_____ Growth Area Subdivision Regulations

Section to Be Amended: Article III Section 118

Present Text: Use table has "short term housing rental" listed
as conditional (C) use in R-2 Residential District.

Proposed Text: Change use table to identify "short term housing rental"
as permitted (P) use in R-2 Residential District

Reason for Amendment: To promote the growth and availability of
Short Term Housing Rentals in Moberly to keep
travelers within the city limits to boost economic benefits
of tourism/travel. Attach additional sheets as needed.

IMPACT OF AMENDMENT:

Does the amendment add language to the Regulations?

Yes

No X

Does the amendment supplement an existing section?

Yes

No X

Does the amendment modify an existing section?

Yes X

No

Does the amendment repeal a section?

Yes

No X



Applicant's Signature

2-3-23

Date

(SAMPLE) OFFICIAL NOTICE

Public Hearing for Moberly, Missouri *(Please specify either Zoning or Subdivision Regulations)* Text Amendment:

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that at _____ p.m. on _____, 200____
the City of Moberly Planning and Zoning Commission, in the Council Chambers of City Hall, Moberly, Missouri,
will consider amendment(s) to Section _____ of Article _____ of the

*(specify applicable regulation: City of
Moberly Zoning Regulations or the City of Moberly Subdivision Regulations).*

As provided in the Zoning or Subdivision Regulations *(please specify)* of Moberly, Missouri, the above amendment
will be discussed and considered by the Planning and Zoning Commission, and all persons interested in said matter
will have an opportunity to be heard at this time concerning their views and wishes.

CERTIFIED, this _____ day of _____, 200__.

Zoning Administrator

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City of *Moberly!*

Memorandum

To: *Planning and Zoning Commission*

From: *Planning Staff*

Subject: *Short term housing rentals*

Meeting: *February 27, 2023*

Public Hearing to consider:

Notice of Public Hearing for a text amendment application submitted by City of Moberly in Article III, Section 118 on Short Term Housing Rentals.

Comments:

Current City of Moberly regulations allow Short Term Housing Rentals in B-2 and R-3 districts as permitted use (no special application required). They are also allowed in R-1 and R-2 districts with conditional use and approval through P&Z and the City Council. Recent applications and visits with interested parties have shown a hesitation in application for the Conditional Use as some recent applications have been denied.

There is an economic demand for residential housing in the form of short term stays in Moberly, MO. Current availability has driven several individuals to other communities that are then spending for food and other stay related expenses in those other communities.

The limitations on Short Term Housing rentals in Moberly have not yielded an increase in available housing as designed currently and demand is still high.

City Staff Review:

Following conversations and review of other communities, it is recommended that short term housing rentals be made available as permitted use in R-2 districts in Moberly, MO. The City of Columbia is also currently looking at a revision to their zoning regulations with respect to short term housing rentals that would permit them in specific districts like our R-2, R-3, and B-2 districts.

City staff recommend acceptance of the codes proposed as written and is open for discussion on amendments to the proposed text amendment.

Text Amendment approvals do require additional approval by the City Council for acceptance as an ordinance into the Code of Ordinances in Moberly, MO.

Respectfully Submitted
Aaron Decker