

**NOTICE OF OPEN MEETING**  
**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**City of Moberly**  
**City Council Chambers – Moberly City Hall**  
**101 West Reed Street**  
**November 28, 2022**  
**6:00 PM**

---

Date/ time posted

**I. Roll Call**

**II. Approval of Agenda**

**III. Approval of Minutes**

[1.](#) Approval Of The October 31, 2022, Planning and Zoning Commission Meeting Minutes.

**IV. Public Hearing Items**

[2.](#) Notice of a Public Hearing for a site plan review submitted by Steve Nuhn on behalf of CTS Motorsports LLC for a site plan review on the property located at 224 Sparks Ave. This location is currently zoned B-3 (General Commercial 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**  
**October 31, 2022**  
**6:00 P.M.**

The Planning and Zoning Commission for the City of Moberly met on Monday, October 31, 2022 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**  
                                   **Jerry Jeffrey**  
                                   **Gary Duncan**  
                                   **Sam Tadrus**  
                                   **Connie Asbury**  
                                   **Lisa Vanderburg**  
                                   **Austin Kyser**  
                                   **Howard Miedler**  
                                   **Don Burton**  
                                   **Lorna Miles**

Members Absent:       **Rich Duley**

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

Visitors:                 **Jeff Lawrence**  
                                   **Mike Mattox**  
                                   **Charles Morris**  
                                   **Devin Snodgrass**

A roll call was taken, and ten (10) members of the Commission were present, with one (1) member absent.

Sam Tadrus asked if everyone had reviewed the October 31, 2022 agenda. Jerry Jeffrey made a motion to approve the agenda. Austin Kyser seconded the motion. Agenda was approved.

Sam Tadrus asked if everyone had reviewed the October 3, 2022 minutes. Connie Asbury made a motion to approve the minutes. Howard Miedler seconded the motion. Minutes were approved.

Sam Tadrus read the first item on the agenda; an application for a site plan review submitted by L&J Development LLC on behalf of Rollins Street Development LLC for a new wood frame building on the property located at 500 W Rollins St. This location is currently zoned B-2H (Central Business/Historic District).

Sam asked if there was anyone present to answer questions on this item. Jeff Lawrence came to the podium and explained that the food pantry, Christo would be moving to this location. He stated that north and south 5<sup>th</sup> Street do not line up straight across from each other at the Rollins St. intersection, so they are going to widen S. 5<sup>th</sup> St. on the south side of Rollins St. Jerry Jeffrey asked where would there unload the semi-trailer. Jeff stated it would be unloaded between the Martial Arts building and the new building. There was a brief discussion.

Sam asked if there was anyone else in the audience with questions, Mike Mattox came to the podium and asked if the streetlight at the corner of W Rollins St and S 5<sup>th</sup> St. would be removed. Jeff stated it would not be removed.

Sam asked if there was anyone else in the audience with questions, Charles Morris, with the apartments to the south of the property came to the podium and stated he feels the alley will be tight for the semis to deliver. He also feels it will increase the traffic in the alley and is worried children will get hurt that play in the empty lot to the north of the apartments. He stated he would like to see a chain link fence put up on the south side of the alley. He also asked about stormwater as he was concerned about water running to the south on their property. Tom stated stormwater was not required as it is less than an acre. Sam told Mr. Morris his time was up.

Sam asked if there was anyone else in the audience with questions or concerns, Devin Snodgrass came to the podium and stated the pickup would enter on 5<sup>th</sup> Street and exit by W Rollins Street.

Sam asked if there was anyone else in the audience with questions, there being none, Austin Kyser made a motion to approve this request. Connie Asbury seconded the motion. The motion was approved.

Sam Tadrus read the second item on the agenda; an application for a re-zoning submitted by City of Moberly on behalf of the property owners for the properties located at 805 Myra Stret, 809 Myra Street, and 810 Sturgeon St. This is currently zoned B-3 (General Commercial District).

Sam asked if there was anyone present to answer questions on this item. Aaron Decker took the microphone and explained the City had previously re-zoned 801 Myra Street to R-2. The City is just trying to get the zoning in the area back to residential for possible re-development.

Sam asked if there was anyone else in the audience with questions, there being none, Austin Kyser 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 text amendment submitted by the City of Moberly to add Section 46-XXX (Landscape Plan) related to Development Applications. To clarify and provide guidance on submissions of plans for developments within Moberly, MO.

Sam asked if there was anyone present to answer questions on this item. Tom Sanders took the microphone and explained he had researched other cities for Landscape Plans related to Development Applications. Tom explained in the draft it stated turf grass. Bob Riley

asked if he was referring to artificial grass that can be purchased and laid down. Tom stated no that we would replace turf in the ordinance to natural. Tom stated that any new development for an R-3 subdivision would be required to submit landscaping plans with their development plans. There was a brief discussion.

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

Sam asked if there was any further business to discuss, there being none, Austin Kyser made a motion to adjourn. Lisa Vanderburg seconded the motion. The motion was approved, and the meeting was adjourned.

City of *Moberly!*

*Memorandum*

---

*To: Planning and Zoning Commission*

*From: Planning Staff*

*Subject: Agenda item 1, Site Plan Application CTS Motorsports*

*Meeting: November 28, 2022*

---

**Public Hearing to consider:**

Notice of a public hearing for a site plan submitted by Trent and Cody Smith for CTS Motorsports at 224 Sparks Ave. This location is currently zoned B-3 (General Commercial District).

**Comments:**

The proposed site is located at 224 Sparks Ave. The proposed site plan is in conjunction with a change of use for the property. Most recently the property was used as office space for a general inspection type business. The newly proposed use is for Automotive Retail for the company owned by Trent and Cody Smith, CTS Motorsports.

The purpose of the Site Plan with a change of use is to be sure that all necessary compliance items are met with the change of use and the specialized requirement for the use group are also met. With regards to Automotive Retail, there is an additional requirement of paving for the location upon which vehicles will be stored for viewing by customers.

**City staff:**

The site plan following staff review and conversations with the business owners has demonstrated compliance with the planning and zoning requirements for the change of use. The site plan shows adequate parking and hard surfacing for employees and customers in addition to 8-10 vehicles for display. Signage, dumpster screening, and a natural tree line buffer is provided per the guidelines. There is no plan to change the landscape from its current use with grass portions surrounding the hard surfaces and buildings. The owners indicated that the property that is adjacent to the north is not intended to be used as a component of this business model at this time. It is private personal storage for them if needed. Therefore, no additional paving is required at this time. It has been communicated that if they continue to pursue using that property on Murphy, that they will have to upgrade the site to commercial requirements.

Staff recommend approval of the site plan as presented. A site plan approved by Planning & Zoning Commission **will not require the additional approval of the City Council.**

Respectfully Submitted  
Aaron Decker

City of Moberly

Site Plan Applicability Worksheet

Name of Project: CTS Motorsports, LLC

Date: 10.31.2022

Location of Project: 224 Sparks Ave.

Please answer the following questions with a

- |   | Yes                 | or | No         |
|---|---------------------|----|------------|
| 1. Does the existing building require a change in zoning?   | <u>      </u>       |    | <u>X</u>   |
| 2. Does the project involve a new primary use building?   | <u>      </u>       |    | <u>X</u>   |
| 3. Does the project involve an accessory building only?   | <u>      </u>       |    | <u>X</u>   |
| 4. Does the project include an addition to the site that is more than 50% of the current existing structures and development?   | <u>      </u>       |    | <u>X</u>   |
| 5. Does the project include greater than 50% change of use with respect to business conducted in the buildings or on the site?<br><i>Business office to Auto Retail</i> | <u><del>X</del></u> |    | <u>(X)</u> |

What are the factors that are being added or changed within the scope of the project.

Parking stall re-striping only

Is this a Change of Building Code Classification? Y or (N) *AD*

Is this a Use Standard Change of use by City Code 46-118? (Y) or N

Do any of the above components have any of the following potential impacts on the surrounding neighborhood? Check those that are applicable and explain.

- Does the existing project reflect on the rights of adjacent landowners to use their property with undue disturbances of sorts (odor, sound, light, etc)?  
No
- Does the project involve an area of safety concern for motorists or pedestrians, or does the project propose an impact on the safety of these individuals?  
No
- Does the project present a hazard to pollution of waste, groundwater, or stormwater?  
No
- Does the project impact any natural, environmental, or historical concerns?  
No
- Does the project impact the stability of the existing neighborhood and its future use of the existing lots?  
No

City of Moberly, Missouri  
Site Plan Checklist

Return form to:  
Zoning Administrator  
City of Moberly  
101 West Reed St  
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: CTS Motorsports, LLC
- 2. Location of Project: 224 Sparks Ave.
- 3. Name of Owner: Cody Smith
- 4. Name of Person who Prepared Site Plan: Steve Nuhn
- 5. Instructions:

The following checklist is to be completed by the Zoning Administrator or staff. 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. Any item missing a checkmark or missing from the site plan shall be accompanied by the item number and a detailed explanation as to its omission completed by the preparer of the Site Plan.

- A. Civil location details and contact information
  - a.  Name and Address of the owner of record, developer, and seal of engineer, architect, or landscape architect.
  - b.  Name and address of all owners of record of abutting parcels.
  - c.  All existing boundaries to include area in acres or square feet.
    - i.  Lot Lines
    - ii.  Easements
    - iii.  Rights of Way
    - iv.  Abutting Land uses
    - v.  Abutting Land Structures
    - vi.  Topography contour intervals no more than 2 feet apart.
- B. Site layout details
  - a.  Location of all existing and proposed buildings and structures within the development
  - b.  Height and Floor area in feet and square feet
  - c.  All Entrances and exits to the proposed and existing buildings
  - d.  Include any future alterations or additions
  - e.  Typical Elevation drawings for all proposed buildings and structures
  - f.  Location and layout of all existing and proposed parking
  - g.  Location and design of all screening from abutting parcels

- h.  Location and design of all screening of waste disposal containers
- i.  Location, type, and direction of all lighting on site, building and parking lot.
- j.  Location, size, and type of proposed signage.
- k. ~~N/A~~ Pedestrian pathways internal and external to the site.
- l.  ADA Compliant pathways, entrances, and parking.
- m. ~~N/A~~ Landscaping layouts and details

C. Infrastructure details

- a.  Public Water, Sewer, Electric, Gas, and other utility services.
- b.  Location of manholes, fire hydrants, storm drainage connections.
- c.  On site proposed water, sewer, electric, gas, and other utility services.
- d. ~~N/A~~ Completion of Stormwater Prevention Plan (SWPPP) with application materials.
- e. ~~N/A~~ Completion of Land Disturbance Manual Forms and Checklists.
- f. ~~N/A~~ Traffic Details (ingress and egress)
- g. ~~N/A~~ Traffic Study detailing impact on public areas within 200 feet when in high traffic areas or deemed necessary by Zoning Administrator.
- h.  Curbs, Driveway approaches, Loading/Unloading areas.

Upon completion of the necessary drawings, please include in your application the following items. If any item is not included at the time of application, the application will be denied and returned to the applicant. All items must be received at the time of application and at a minimum of 30 days prior to the next Planning and Zoning Meeting.

- o  Application with all contact information completed in full
- o  Application Fee Included
- o  Stamped and Sealed Drawing sets (3 sets 24"x36" or larger based on scale and 1 Digital version)
- o  Statements or Narratives applicable to the Application and Items in the checklist

Specific items above that are absent from the drawing set and reasons: (indicate the item number and give an explanation as to why it was omitted).

NOTE TO PLANNING AND ZONING COMMISSION AS MENTIONED IN THE ABOVE SCOPE OF WORK, THERE IS NO DISTURBANCE TO THE (E) GRADE OR SUB-GRADE THEREFORE EXEMPT FROM STORMWATER AND BMP REQUIREMENTS. THIS SITE IS ALSO ABUTTED BY PROPERTY WITH NO SIDEWALK THEREFORE EXEMPT FROM THIS REQUIREMENT.

\_\_\_\_\_. If more room is required, please attach additional pages as necessary.

Signature of the applicant: Stan L Date: 10.31.2022

Zoning Administrator or Staff Reviewer: [Signature] Acceptable as completed Yes/ No [Signature]



# CITY OF MOBBERLY

## Planning & Zoning Review

**PROJECT:**  
**CTS Motorsports, LLC**  
 224 Sparks Avenue  
 Mobberly, Missouri 65270

**LEGAL DESCRIPTION:**  
 WALKER HEIGHTS SUB. JUDICIAL  
 LOTS 5 THRU 12, BLOCK 3  
 LOT 12.02  
 1 ACRES

**OWNER OF RECORD:**  
 CTS Motorsports, LLC  
 224 Sparks Avenue  
 Mobberly, Missouri 65270

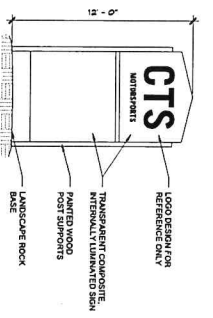
**BUILDING INFORMATION:**  
 BUILDING USE GROUP: M (MANUFACTURE)  
 CONSTRUCTION TYPE: 4 (STEEL)  
 BUILDING AREA: 6,000 SF

**MATERIALS:**  
 EXTERIOR WALL: METAL SHEET PILING  
 ROOF: CORRUGATED METAL  
 FLOORING: CONCRETE

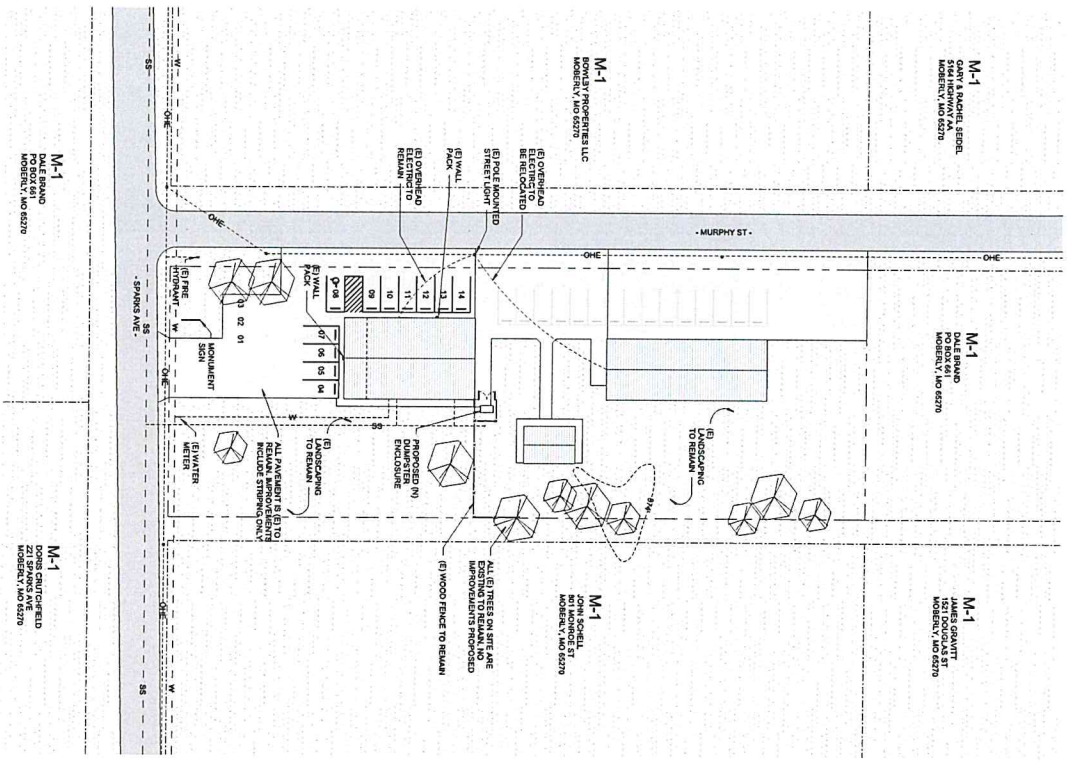
**ZONING INFORMATION:**  
 ZONING DISTRICT: M-1  
 ZONING DISTRICT DESCRIPTION: MANUFACTURING, INDUSTRIAL, COMMERCIAL, OFFICE, SERVICE, AND REPAIR SHOPS  
 ACTUAL LOT WIDTH: 125 FEET  
 MINIMUM LOT WIDTH: 40 FEET  
 ACTUAL LOT DEPTH: 50 FEET  
 MINIMUM LOT DEPTH: 25 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MINIMUM YARD REQUIREMENTS:  
 FRONT YARD: 10 FEET  
 SIDE YARD: 5 FEET  
 REAR YARD: 5 FEET  
 MINIMUM FRONT SETBACK: 10 FEET  
 MINIMUM SIDE SETBACK: 5 FEET  
 MINIMUM REAR SETBACK: 5 FEET  
 MINIMUM FRONT SETBACK: 10 FEET  
 MINIMUM SIDE SETBACK: 5 FEET  
 MINIMUM REAR SETBACK: 5 FEET

**LIGHTING INFORMATION:**  
 LIGHTING IS TO BE INSTALLED TO ILLUMINATE THE WALL SPACE AND TO PROVIDE AMBIENT LIGHTING TO THE INTERIOR OF THE BUILDING.  
 LIGHTING FIXTURES SHALL BE INSTALLED TO PROVIDE AMBIENT LIGHTING TO THE INTERIOR OF THE BUILDING.  
 LIGHTING FIXTURES SHALL BE INSTALLED TO PROVIDE AMBIENT LIGHTING TO THE INTERIOR OF THE BUILDING.

TYPE	PROPERTY LINE
---	FRONT YARD
---	REAR YARD
---	SIDE YARD
---	STREET FRONT YARD
---	EDGE OF PAVEMENT



**A1** Scale 1/8" = 1'-0"  
**MONUMENT SIGN**



**A6** Scale 1" = 30'-0"  
**PROPOSED SITE PLAN**

**SCOPE OF WORK**

SCOPE OF WORK IS EXTENSION ARCHITECTURE TO THE EXISTING PROPOSED ARCHITECTURE INCLUDING NEW FLOORING, STAIRS, AND LIGHTING. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOBBERLY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOBBERLY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MOBBERLY.

**Steve Nuhn**  
 Architect  
 735 Farrer Street  
 Mobberly, Missouri 65270  
 3102 Olive Drive  
 Santa Barbara, California 93109  
 mobile (879) 395-4454  
 sn@stevenuhn.com

**CTS Motorsports, LLC**  
 Cody Smith  
 224 Sparks Avenue  
 Mobberly, MO 65270



NO. 22451  
 DATE: 03/31/2022  
**CD**

**G-1**