



CITY OF MARYVILLE, MISSOURI COUNCIL ACTION REPORT

Title: A Resolution Authorizing the Issuance of a Special Use Permit for R Double T Holdings, LLC for Property Located at 1021 Wilson Industrial Road

Council Bill No. 2026'80

Agenda Date: September 28, 2026

Presented by: Matt Smith, Public Works Director

BACKGROUND:

R Double T Holdings, LLC has applied for a special use permit to develop an RV park on approximately five acres east of its existing office and storage development at 1021 Wilson Industrial Road. The property is zoned M-2 (General Industrial). Because RV parks are not permitted by right in any City zoning district, the proposed use requires a special use permit.

The City's zoning regulations provide for case-by-case review of special uses whose unique characteristics require consideration of their effects on neighboring properties and the public need for the use at the proposed location. The proposed RV park is intended primarily to serve construction workers associated with upcoming projects in the area.

The applicant proposes to develop the property in phases, beginning with 25 sites and expanding to no more than 100 sites. The proposed use would be temporary and reevaluated after seven years. If the use ends, the property could be returned to vacant, developable land.

Location	Existing Land Use	Comprehensive Plan Designation	Current Zoning
Subject Site	Agricultural	Urban Reserve (UR)	M-2, General Industrial
North	Agricultural	Urban Reserve (UR)	Outside City Limits
South	Agricultural & Manufacturing	Urban Reserve (UR)	M-2, General Industrial
East	Agricultural	Urban Reserve (UR)	M-2, General Industrial
West	Manufacturing	Urban Reserve (UR)	M-2, General Industrial

The area to the north and east is used for agriculture, and the area to the south and west is used for agriculture and manufacturing.

FINANCIAL CONSIDERATIONS:

None

LEGAL CONSIDERATIONS:

Section 405.380-405.430 of the Maryville Municipal Code contains special use permit information.

Section 405.380: Special Use Permits

- A. The development and administration of the Zoning Ordinance is based on the division of the City into districts, within any one of which the use of land and buildings and the bulk and location of buildings or structures, as related to land, are essentially uniform. It is recognized, however, that there are special uses which, because of their unique character, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring lands and upon the public need for the particular use or the particular location. Such special uses fall into three categories:
1. Uses operated by a public agency or public-regulated utilities, or uses traditionally affected with a public interest.
 2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.
 3. Uses that are of a short duration and have a short-range impact on the community.

Section 405.390: Standards

1. It is deemed necessary for the public convenience at that location.
2. Is so designed, located, and proposed to be operated that public health, safety, and welfare will be protected.
3. Will not cause substantial injury to the value of other property in the neighborhood in which it is located.
4. Will comply with the height and area regulations of the districts in which it is located unless specifically granted otherwise.

Section 405.400: Conditions

The Planning and Zoning Commission may recommend, and the City Council may provide, such conditions and restrictions upon the construction, location, and operation of a special use, including time limits, provisions for off-street parking and loading, and other conditions as may be deemed necessary to promote the general objectives of this Title and to minimize any injury to the value of property in the neighborhood. Failure to maintain such conditions or restrictions as may have been imposed shall constitute grounds for revocation of the permit for such special use.

COMPREHENSIVE PLAN:

The subject site is shown as Urban Reserve (UR).

The following policies in the Maryville Comprehensive Plan apply to the project:

- Industrial Uses (Chapter 2, p.17)
 - During the 1970's Maryville made great strides in diversifying its economy and attracting several large industries to the community. Development of the industrial parks on the east side of the city was a significant part of this effort.
- Commercial and Industrial Land Needs (Chapter 2, pg. 23)
 - Maryville should be able to absorb between 36 and 51 acres of new industrial land over the coming 20 years. To provide maximum flexibility, the land use plan should designate about 3 times this demand, or 108 to 153 acres, for industrial and business park uses. Currently, 236 acres of land in Maryville are zoned for various industrial uses.

RECOMMENDED ACTION:

The Planning and Zoning Commission met on September 16, 2026, and voted unanimously to recommend denial of the requested special use permit.

The property is located within the Maryville Industrial Park and was previously owned by the Maryville Industrial Development Corporation (MIDC). The property is specifically designated for manufacturing-based development, and other uses are not permitted.

A RESOLUTION AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT FOR R DOUBLE T HOLDINGS, LLC FOR PROPERTY LOCATED AT 1021 WILSON INDUSTRIAL ROAD, MARYVILLE, MISSOURI

WHEREAS, The Planning and Zoning Commission of the City of Maryville, Missouri, held a public hearing on September 16, 2026, to consider a Special Use Application from R Double T Holdings, LLC for property located at 1021 Wilson Industrial Road for a proposed RV Park; and,

WHEREAS, the Planning and Zoning Commission referred the application to the City Council with the unanimous recommendation to not approve; and,

WHEREAS, the City Council, at a regular meeting on September 28, 2026, held a public hearing on said application for which public notice was given as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYVILLE, MISSOURI, as follows:

SECTION 1: That a Special Use Permit is hereby authorized to R Double T Holdings, LLC for property located at 1021 Wilson Industrial Road, Maryville, Missouri, for an RV Park.

PASSED AND ADOPTED this 28th day of September, 2026.

John J. McBride, Mayor

ATTEST:

Stacy Wood, City Clerk

CITY OF MARYVILLE, MISSOURI
PLANNING AND ZONING COMMISSION

APPLICATION FOR SPECIAL USE PERMIT

APPLICANT: R double T

APPLICANT'S ADDRESS: 914 East 17th St Columbus Ne 68601

TELEPHONE NO.: 402-563-9609 (HOME) 402-563-9609 (WORK)

Instructions: All information required must be furnished before the application can be accepted.

Attach a plot plan drawn to scale showing dimension of property, dimensions and locations of buildings and structures, street and driveway access, drives and off-street parking, public right-of-way and easements.

Attach a list (certified by a qualified abstractor) of names, legal description and mailing address of OWNERS of ALL property within 185 feet of the exterior limits of the property, exclusive of public right-of-ways.

LOCATION OF PROPERTY: 1021 Wilson Industrial RD Maryville MO 64468

LEGAL DESCRIPTION: ?

PRESENT OWNER: Rob Sander, Tim Navicki, Tal Sander

PRESENT ZONING: Industrial-M-2 Zone

PRESENT USE: Storage and Office Building

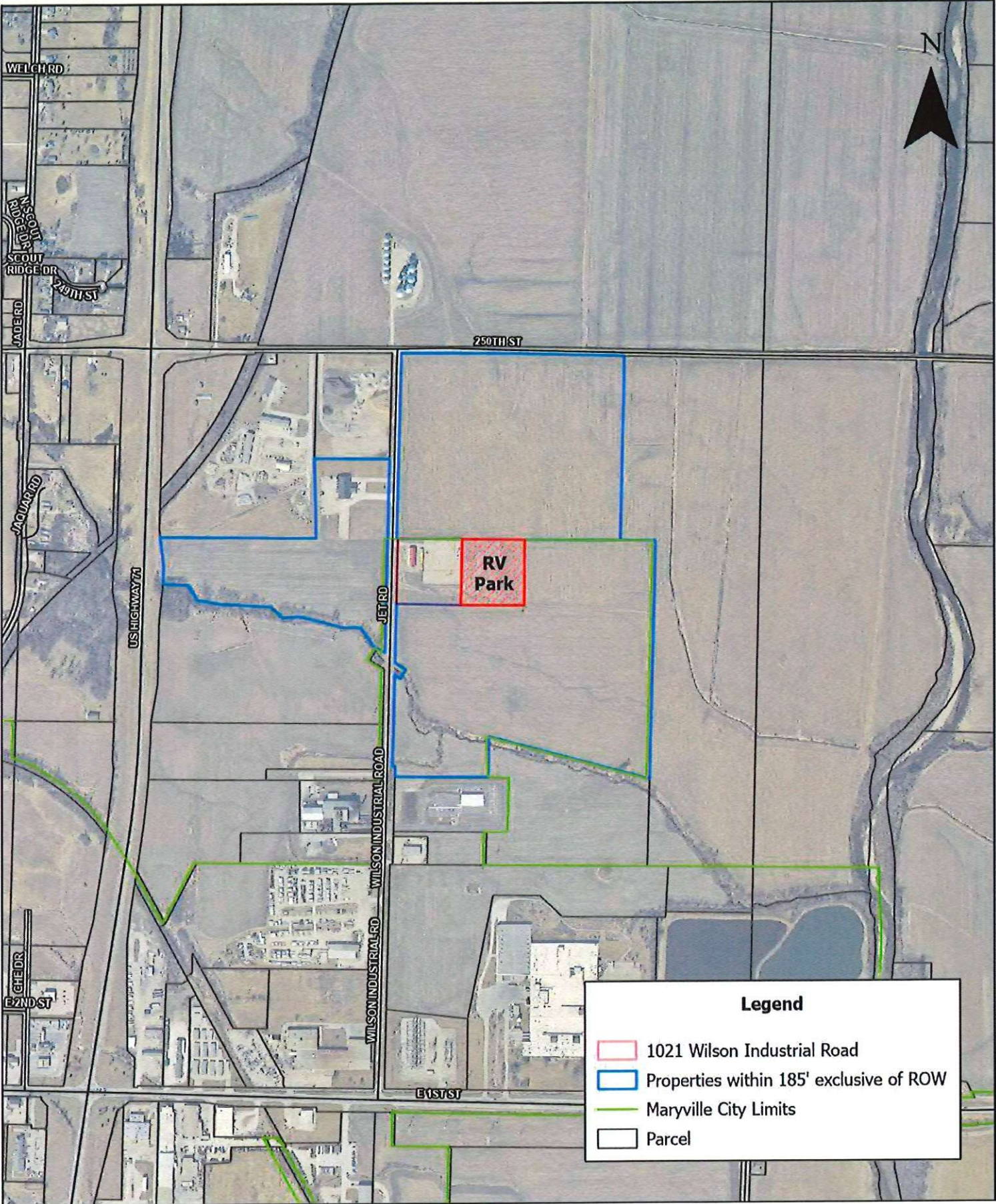
PROPOSED SPECIAL USE: RV Park Estimated 100 Sites

JUSTIFICATION FOR PROPOSAL: New Data Center Coming to
The Maryville area RV spots will be needed for
Dirt & Construction Crews.

LIST ANY SPECIAL CONDITIONS OF PROPOSED SPECIAL USE, (i.e. signs, stocks of goods, emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical, or electronic disturbance, etc. Traffic & Dust

Special Use Permit

1021 Wilson Industrial Road



Recorded in Nodaway County, Missouri

Recording Date/Time: 07/22/2026 at 01:12:57 PM

Instr #: 20261486

Book: 1061 Page: 470

Pages: 3

Fee: \$30.00 S

Electronically Recorded
NODAWAY COUNTY ABSTRACT



Lisa James
Recorder of Deeds

CORPORATE WARRANTY DEED

THIS INDENTURE, Made on the 13 day of July, Two Thousand and Twenty-six, by and between

JOSH MCKIM, Executive Director of the MARYVILLE INDUSTRIAL DEVELOPMENT CORPORATION, a Missouri Corporation,

GRANTORS, and

R DOUBLE T HOLDINGS, LLC, a Nebraska Limited Liability Company,

GRANTEES, (Grantees' mailing address is 914 E. 17th St. Columbus, NE
68401)

WITNESSETH: THAT THE SAID GRANTOR, in consideration of the sum of Ten Dollars and other good and valuable consideration to them paid by said Grantees (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said Grantees, their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Nodaway and State of Missouri, to-wit:

Commencing at the West Quarter Corner Northeast Quarter (NE1/4) Section Sixteen (16), Township Sixty-four (64) North, Range Thirty-Five (35) West, Nodaway County, Missouri; thence along Quarter Quarter Section Line, South 89 degrees 21 minutes 31 seconds East 526.08 feet to the Point of Beginning; thence continuing along said line, South 89 degrees 21 minutes 31 seconds East 459.25 feet; thence departing said line, South 01 degrees 30 minutes 43 seconds West 477.56 feet; thence North 88 degrees 32 minutes 22 seconds West 459.20 feet; thence North 01 degrees 30 minutes 43 seconds East 471.00 feet to the point of beginning.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto his heirs and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has



MARYVILLE FIRE DEPARTMENT

101 NORTH VINE STREET
MARYVILLE, MO 64468
(660) 562-3209



To: Maryville Planning and Zoning Commission

From: Jace Pine, Fire Chief

Date: August 19, 2026

Re: Fire Department Review – Temporary RV Park Special Use Permit

The Maryville Fire Department has reviewed the proposed temporary recreational vehicle (RV) park from a fire and life safety perspective. Due to the nature of the proposed occupancy and the use of temporary recreational vehicles as living quarters, the Fire Department recommends that specific fire safety conditions be incorporated into any Special Use Permit approval to provide clear operational standards and reduce the potential for fire spread.

Fire Pit and Open Flame Requirements

The City of Maryville has adopted the 2024 International Fire Code (IFC), including Section 307, Open Burning, Recreational Fires, and Portable Outdoor Fireplaces, as part of Chapter 225 of the Municipal Code. In addition, Section 225.065 of the Maryville Municipal Code establishes local open burning regulations intended to promote fire safety and minimize the risk of fires spreading to nearby structures or combustible materials.

A typical campfire or fire pit may be classified differently depending on its design and use. The Fire Department recommends establishing a single, consistent standard for this development that is easily understood and enforceable. Any outdoor fireplace, portable fire pit, or similar recreational fire device shall be located a minimum of 15 feet from all combustible materials, including but not limited to RVs, campers, park trailers, awnings, decks, porches, vehicles, LP-gas cylinders, fences, and other combustible materials. Devices shall be installed and operated in accordance with the manufacturer's instructions and the requirements of IFC Section 307.

All fires shall be constantly attended until completely extinguished, and an approved means of extinguishment, such as a portable fire extinguisher, water hose, bucket of water, or other approved extinguishing equipment, shall be immediately available in accordance with the International Fire Code and the City of Maryville's open burning regulations.

Additional Fire Department Recommendations

In addition to the above requirement, the Fire Department recommends the following conditions be incorporated into the Special Use Permit:

- Fire apparatus access roads shall comply with the adopted International Fire Code and remain unobstructed at all times.
- Site addressing and individual RV space numbering shall be clearly visible for emergency response.



MARYVILLE FIRE DEPARTMENT

101 NORTH VINE STREET
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- Fire hydrants and fire protection water supply shall be provided as required by the Fire Code Official.
- No storage of combustible materials, refuse, or LP-gas cylinders shall obstruct fire department access or required clearances.

If you require further clarification or have additional questions, please feel free to contact me directly at (660) 562-3209 or by email at jpine@maryvillemo.gov.

Stay safe,



JACE PINE

Fire Chief - Maryville (MO) Fire Department
101 N Vine Street, Maryville, MO 64468
(660) 562-3209 - jpine@maryvillemo.gov

**Planning and Zoning Commission
Minutes
September 16, 2026**

The Planning and Zoning Commission for the City of Maryville met in a regular session on Wednesday, September 16, 2026, at 5:00 PM in the Meeting Room at Public Safety, 101 North Vine Street, Maryville, Missouri. The following members were present: Spencer McGinness, Derek DeMott, Travis Pierson, and Kathy Rice. Others attending the meeting included Jim Wiederholt, Code Enforcement Officer for the City of Maryville; Nathan Osborn, Code Inspector; Laura Mooney, Public Works Administrative Assistant; and several citizens.

Chairwoman Rice called the meeting to order and the following items were discussed

Chairwoman Rice stated the first thing on the agenda was to approve the minutes from May 4, 2026 minutes

Member Pierson made a motion to approve the May 4, 2026 minutes as mailed
Member DeMott seconded the motion

The Members unanimously approved the May 4, 2026 minutes as mailed

Chairwoman Rice stated the next agenda item was the request for a Special Use Permit for R Double T Holdings, LLC

Applicant: R Double T Holdings, LLC
914 East 17th Street
Columbus, NE 68601

Location: 1021 Wilson Industrial Road

Jim Wiederholt stated that R Double T Holdings, LLC wishes to develop up to a 100-space RV Park on the east side of their office/storage development at 1021 Wilson Industrial Road. The property is located in an M-2, General Industrial Zone. An RV Park is not allowed by right in any of Maryville's zones. The City of Maryville recognizes that there are special uses which, because of their unique nature, cannot be properly classified in any particular district without consideration of the impact of these uses upon neighboring lands and upon public need for the particular use at the particular location.

Thus, R double T Holdings, LLC has applied for a special use permit to construct an RV Park. The proposed five-acre project is primarily for construction workers on upcoming projects in the area.

The phased development will begin with 25 sites, with a maximum of 100 sites total. This is a temporary project and will be reevaluated in seven years. The property could be returned to vacant developable ground in the future.

Jim Wiederholt stated that the area to the north and east is used for agriculture, and the area to the south and west is used for agriculture and manufacturing.

Jim Wiederholt stated that the Planning and Zoning Commission may recommend, and the City Council may provide, such conditions and restrictions upon the construction, location, and operation of a special use, including time limits, provisions for off-street parking and loading, and other conditions as may be deemed necessary to promote the general objectives of this Title and to minimize any injury to the value of property in the neighborhood. Failure to maintain such conditions or restrictions as may have been imposed shall constitute grounds for revocation of the permit for such special use.

Jim Wiederholt states that the Maryville Industrial Development Corporation (MIDC) previously

owned the property, and it is located within the Maryville Industrial Park. The property is specifically designated for manufacturing-based development, and other uses are not permitted.

If the request is approved, staff recommends authorizing the use only temporarily, with a seven-year termination date. Staff further recommends requiring the development to comply with the applicable recommendations outlined in the Maryville Fire Department's August 19, 2026, memorandum.

Member Pierson asked if this property is supposed to be for industrial needs

Jim Wiederholt stated that it is

Rob Sanders, owner, stated it is, but the acreage is small for industries. They will not stop looking for new industries to come in

Member McGinness asked what would prevent citizens from camping at this RV Park

Rob Sanders, owner, stated that they will have special requirements to camp

Chairwoman Rice asked so that not just anyone can pull into the RV Park

Rob Sanders, owner, stated that is correct

Josh McKim, MIDC, stated that they are not in support of the RV Park and wish that they would bring in an industry

Kirby Stiens, 30088 Kite Road, Conception Junction, MO 64434, doesn't support the RV Park; he doesn't believe that the property is a good place for one

Mark Hoover, River Valley Ag Services, 25199 Jet Road, Maryville, MO 64468, stated that it would be hard to spray around the area with an RV Park located there. Was also concerned with all the traffic it would bring. He is not in support of the SUP

Chairwoman Rice asked, after 7 years, how the city will make sure the land is cleared

Jim Wiederholt stated that with the SUP permit, it will specifically state that after 7 years, the property will go back to developable ground

Chairwoman Rice asked for a discussion

With no discussion, Member Demott made a motion to approve the Special Use Permit
Member McGinness seconded the motion

The motion did not pass; vote 0-4

Chairwoman Rice stated the next agenda item was the request for a Special Use Permit for 730 Prather Avenue

Applicant: Jeremy and Julie Simmerman
30539 300th Street
Conception Junction, MO 64434

Location: 730 Prather Avenue

Nathan Osborn, Code Inspector, stated that Jeremy & Julie Simmerman, owners of 730 Prather Avenue, are requesting permission to use their property as a short-term rental. Mr. and Mrs. Simmerman acquired this property in May of 2026. Since November 2021, the previous owners, Walter Brothers Properties, LLC, have used it as a short-term rental. Mr. and Mrs. Simmerman wish to continue this operation with a new Special Use Permit.

Section 405.380 (C) states: "A special permit granted under this Article is a permit issued to the individual applying for the special use. As such, said permit shall not run with the property, but shall be personal unto the applicant. Any applicant shall not have the right to assign, transfer, barter, or sell said Special Use Permit, and said Special Use Permit shall terminate upon any transfer of the property by the applicant, including by sale or lease."

Nathan Osborn stated that the land uses in the area are single-family dwellings with a mix of rentals. The properties to the south consist of multi-family apartments and are located in an R-4 multi-family zone and in the Campus Town Overlay (CTO) District.

Nathan Osborn states that this property has operated as a short-term rental since November 2021. Mr. and Mrs. Simmerman are requesting a Special Use Permit to continue operating the property as a short-term rental after purchasing it. As part of the review, City staff contacted the Maryville Police Department to determine whether any incidents had been recorded at 730 Prather Street during the period the property has operated as a short-term rental. The Police Department reported no recorded incidents at this address during that time. Based on the information above, City staff leaves the decision on this request to the Planning and Zoning Commission.

Chairwoman Rice asks for discussion

Steve Howard, 630 Prather Avenue, says that the previous short-term rental was loud but never called it in. Steve also thinks it will lower their property value. He opposes the SUP

Chairwoman Rice asked if the board previously approved this property for short-term rental

Jim Wiederholt stated yes

David Howell, 711 Prather Avenue, asked why the board would approve 730 Prather Avenue if it did not approve the property at 724 Prather Avenue last time. He is against the SUP

Leon and Sharon McIntyre, 718 Prather Avenue, stated that it is a family area and they are opposed to the SUP

Chairwoman Rice asked for a discussion

With no discussion, Member Pierson made a motion to approve the Special Use Permit
Member DeMott seconded the motion

The motion was not approved, with the vote of 1-3

Chairwoman Rice stated the next agenda item was the request for a Special Use Permit for 1021 Elm Street

Applicant: Phillip and Diane Jensen
3156 Street Hwy B
Stanberry, MO 64489

Location: 1021 Elm Street

Nathan Osborn states that Phillip and Diane Jensen, owners of 1021 North Elm Street, are seeking a Special Use Permit to operate a short-term rental out of the residence. This address is in R-2 zoning, which does not allow short-term rentals by right. Mr. and Ms. Jensen currently own and operate a short-term rental in Stanberry, Missouri. Mr. and Mrs. Jensen state that they have owned and operated a short-term rental in Stanberry, Missouri, and have maintained it as a long-term rental for approximately 15 years. They believe demand for short-term lodging in Maryville is increasing and intend to provide clean, well-maintained accommodations while remaining responsible property owners.

Nathan Osborn states that land uses in the area include single-family dwellings, rental properties, multi-family apartments, and a commercial business. The subject property is located adjacent to the Campus Town Overlay (CTO). The properties to the south consist of multi-family apartments and are zoned R-4 multi-family.

Nathan Osborn states that city staff did not identify any information indicating that the proposed Special Use Permit fails to satisfy the applicable standards of Section 405.390. Therefore, City staff recommends approval of the Special Use Permit.

Chairwoman Rice asked for a discussion

Bill Miller, 1015 Elm Street, stated he was there to see the process of a SUP; he has a property that he might want a SUP for

Phillip Jensen, owner, stated they have owned the property for 15 years. He states short-term renters are easier to deal with than long-term renters. He says there is a demand for short-term rentals in Maryville

Diane Jensen, owner, stated that going through Airbnb, there are several guidelines you have to follow

Chairwoman Rices asked for discussion

With no discussion, member Pierson made a motion to approve the Special Use Permit

Member DeMott seconded the motion

The motion was unanimously approved

Chairwoman Rice asked if there was any miscellaneous business

Jim Wiederholt stated that we will have a zoning confirmation for Calvary Church on North Dewey

With no other discussion, the meeting was adjourned

Laura Mooney, Secretary

Kathy Rice, Chairwoman of Planning & Zoning Commission