

Meeting of the Planning and Zoning Commission for Thursday, January 10, 2008.

The meeting was called to order by Chairman Lee at 7:30 p.m. Present were Mark Mustain, Randy Adams, Don Bobbitt, Drew Umstattd, Shelly Becker, and Don Bormann. Also attending were Lynn Behrns, Merritt Beck, LeeAllen Smith, and Darren Adams.

Umstattd moved approval of the minutes of the meeting of October 11, 2007 as corrected. Adams seconded the motion. The question was called. All members present voted aye and the motion carried.

Behrns reported a request by Phil and Debbie Crump to vacate the east three feet of the alley adjacent to D.C's Convenience Store and the vacant property due south of D.C.'s, which they also own. The existing building is quite near the property line. The roof eave may hang over the line. Recently, they had to relocate some fuel pumps. The vacation of three feet would presumably give them flexibility to improve their business. Behrns has advertised in the Fireside Guard for a public hearing before the Board of Aldermen at their regular meeting of January 21. The alley is presently 20' wide. The vacation would leave 17'. None of the City utilities are affected: the electric lines are on the west side of the alley, the sewer main runs down the middle, and there is no water main in this alley. Behrns sent notices to Hubbell/Chance and Kay Cox, as the only other property owners in the block. He also delivered a notice to Ameren/UE. He has not received any comment from Hubbell/ Chance or Cox. The local manager for Ameren/UE did not believe they had any gas lines in the alley, but he would check with the Mexico office and let the City know if there were problem. A public hearing is advertised for January 21 before the Board of Aldermen. Before they take action accepting or vacating a rights-of-way, the Board must receive a recommendation from the Planning and Zoning Commission.

Bobbitt moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the request of the Crumps be granted and the east three feet of alley next to Lots 1 through 3, Block 12 of the Original Town of Centralia be vacated by ordinance provided Ameren/UE had no gas mains affected by the vacation. Bormann seconded the motion. The question was called. Voting aye: all members present. Voting nay: no members. The motion carried.

Behrns told the Commission that the matter of rezoning property owned by Curt Kelly had not be referred back to the Planning and Zoning Commission. Therefore, the item had been removed from the agenda for this evening.

Behrns informally discussed plans for residential construction on the east side of Emerald Drive, but west of the creek. It should be possible to handle the matter as a minor subdivision or even a lot split. The potential developer, Darren Adams, had inquired if the City might entertain a request to rezone the two potential lots to be R-2 for duplexes. Currently, the property is zoned R-1. The amount of land for usable for construction is severely restricted by a flood plain. Property on an undeveloped, nearby portion of Southland Street is zoned R-3, but all the adjacent property is zoned R-1. Commissioners talked informally about the zoning matter, but came to no position. No member had any problems with creating the new lots.

Behrns said he has not yet received any indication that the proposed Barella Subdivision is ready to proceed with a final plat, although the improvements are all in, except for sidewalks.

Behrns described the details remaining before a draft of the updated Comprehensive Plan will be presented.

Bormann moved that the meeting adjourn. Bobbitt seconded the motion. The question was called. Voting aye: all members present. Voting nay: no members. The motion carried.

The meeting adjourned at 8:05 p.m.