

**Meeting of the Planning and Zoning Commission for Thursday, September 4, 2008.**

The meeting was called to order by Chairman Jim Lee at 7:30 p.m. Present were Shelley Becker, Randy Adams, Mark Mustain, Don Bobbitt, Jessica Orsini, Don Bormann, and LeeAllen Smith. Also attending were Lynn Behrns, City Attorney Merritt Beck, Darren Adams, David Peavler, Dick Bontatibus, and James Smith.

Adams moved approval of the minutes of February 28, 2008. Bobbitt seconded the motion. The question was called. All members present voted aye, and the motion carried.

Behrns reported receipt of the Preliminary Plat for the Cobblestone Lake Estates Subdivision. Behrns has advertised in the Centralia Fireside Guard on August 27, 2008 that a Public Hearing would be held at this time and another before the Board of Aldermen on Monday, September 15, 2008. Behrns has also provided copies of the plat to City utilities foremen, Ameren/UE, the Centralia R-VI School District, Boone County Planning and Building Inspection Department, and CenturyTel. Prior to this meeting, Behrns has received no verbal or written comment concerning the proposal.

Behrns then present his memorandum, which accompanied the agenda for this meeting, as his report concerning the Preliminary Plat. Beck reported that he had received draft covenants for the subdivision, but lacked an opportunity to completely review them.

Behrns had mentioned the covenants. He was also concerned that there was no cul-de-sac or vehicle turnaround at the end of Phase 1 of Hampton Drive or the north end of Lockport Drive. Peavler said that the developers were still negotiating with the owners of the property to the north to seek a connection to Southland Street. If this is not forth coming, they will design a turnaround into the improvements for Phase 2. They plan for a temporary turnaround to be used for Hampton Drive until Phase 2 is started.

Lee then opened the meeting for a public hearing on the topic.

Bontatibus expressed concerns that present drainage created a lake behind his house after every heavy rain. He said that water runs toward the creek and then “stops at the Adams property line”. He was told that property owners have no obligation to correct preexisting conditions unless they do something that directly adds to the problem. Behrns said that staff would pay particular attention to the drainage plan, when submitted as part of the required improvement plans, to be sure that this development creates no new detrimental effects. Behrns thought the run-off pattern and lake would likely help ration water entering the creek and keeping water out of the ditch along the north side of Gano Chance. Bontatibus was argumentative, repetitious, and his problems not germane to the topic. So he comments were eventually cut off.

Lee closed the hearing and asked the commissioners to give their own comments. Orsini said she was concerned about oil and pollutants in the stormwater runoff getting into the lake. Peavler said the swales would create “natural filtration”. Orsini asked the propose use of the lake. Peavler replied that it would be recreation, boating, and fishing. With the natural controls, he though that pollutants should not be significant. He gave the example stormwater entering the Lake of the Ozarks. Bobbitt said he was concerned about the maintenance of the lake and commons facilities and the overflow from the lake to the creek. Behrns said that this would be contained in the covenants and the drainage plans. They will provide those plans so he could look at them before a final plat was submitted. Bormann suggested an easement for drainage was needed along the west side of the property to prevent property owners from filling and misdirecting water toward Bontatibus. Bormann also objected to the use of flumes for surface drainage

across streets. He cited engineering and operational difficulties arising from this. He said Columbia does not allow the practice. Peavler disagreed and gave some examples. Bormann worried about the magnitude of cross-street flow, icing problems in winter, and the difficulty for future overlays and street maintenance. Bormann pointed out that street improvement widths for the main streets were only 28 feet, instead of 32 feet. Peavler said this was allowed in Columbia and was part of the developer's life-style design. The narrower street should slow traffic speeds. The covenants would not allow overnight parking. Behrns and others were skeptical. Regardless of signs and rules, there would certainly be parking when residents had party's reunions, and garage sales. Behrns said studies showed traffic slowed more for vehicles parked curbside. Most commissioners were not willing to waive the regular standard, except for the neck of the cul-de-sac of Windset Court. They also expected the cul-de-sac itself to meet Code standards for radiuses.

Behrns was assured that the developers would work out an appropriate arrangement for the existing water main that seems to be out of the proposed Gano Chance right-of-way. Behrns said that if a small easement is not granted, the City would relocate the main. Peavler was also asked to widen the easement between lots 3 and 4, if utilities are to be located there.

Bobbitt left the meeting.

The commission had much extended discussion about the use of flumes. Staff said it did not have enough engineering expertise to give a definite recommendation. Behrns would prefer to wait for full drainage plans and ask for a third party, if necessary. Mustain suggested at least trying to incorporate pipes across the streets, even if the rest of the drainage plan included swales and surface drainage.

Beck asked the developers if (other than street and pavement widths) anything else in the plat deviated from City Code standards. Peavler relied "no".

Bormann then moved for adoption of the following motion: That the preliminary plat for the proposed Cobblestone Lake Estates Subdivision be approved as submitted with the conditions that (1) any proposed covenants be reviewed and approved by the City Attorney prior to the approval of any final plat by the Board of Aldermen; (2) the developer will incorporate the locations for gas mains, and electric and telecommunication lines into the preliminary plat when those locations are provided by the respective utilities; (3) if necessary, the developer will add additional easements to the plat to accommodate such utility lines and will show all easements to be at least 20 feet wide when they are not adjacent to a street right-of-way, except for minor easements between lots for street light wires which could be ten feet wide; (4) the developers shall not be required to widen and install curb and gutter and sidewalk on the north side of Gano Chance Drive, but will instead place an appropriate amount in an escrow account for each lot sold in the subdivision, to be used for the construction of curb and gutter and sidewalk along the north side of Gano Chance Drive whenever the City is able to rebuild and widen that street; (5) that street pavement and right-of-way widths be changed to reflect the minimum requirements of the City Code, except that the entrance portion of Windset Court could have a pavement width of 28 feet, (6) that the commission strongly encourages the drainage plan to feature sub-surface drainage where stormwater is directed across street pavements; and the minutes of this meeting be presented as the Commission's report to the Board of Aldermen.

Smith seconded the motion.

On roll call vote the following members voted aye: Smith, Bormann, Becker, Lee, Mustain, and Orsini

The following members voted nay: none.

The following members abstained: Adams.

The motion carried.

Beck reminded the Commission that the City did not set the language and standards to be included in subdivision covenants, but he does review them to eliminate any conflicts with the City Code.

Behrns said that he had not yet received the submissions needed to act on the Final Plat of Southwest Country Estates, Phase 2. It will be brought up at a future meeting.

Behrns requested advice concerning subdivisions where sidewalk was covered by improvement guarantees, but not yet constructed. They were to be built as houses were erected or within five years. This is the fifth year for County Club Estates and Emerald Point. After discussion, the Commission indicated that they preferred to have the sidewalks completed sooner, rather than extending the improvement guarantees for one or two more years.

Behrns will act accordingly.

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

The meeting adjourned at about 9:22 p.m.

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