

Meeting of the Planning and Zoning Commission for Wednesday, October 8, 2008.

The meeting was called to order by Chairman Jim Lee at 8:45 p.m. Present were Randy Adams, Mark Mustain, Don Bobbitt, Jessica Orsini, Don Bormann, and Drew Umstattd. Also attending were Lynn Behrns, City Attorney Merritt Beck, Darren Adams, Chad Sayre, David Peavler, Curt Kelly, Justin Angell, Boyd Harris, and James Smith.

Bobbitt moved approval of the minutes of September 4, 2008. Bormann seconded the motion. The question was called. All members present voted aye, and the motion carried.

Behrns reported that the Preliminary Plat for the Cobblestone Lake Estates Subdivision had been sent back to the Commission to address issues of drainage and street width. Behrns referenced the draft minutes of the September Board of Aldermen meeting.

Sayre told the Commission that he still believed that it would be possible to use piping to channel stormwater from one side of the new streets to the other without need for full stormsewers. Commissioners agreed that the matter could be best be addressed when the improvement plans are draft.

Commission addressed whether to allow narrower pavement widths for Hampton Drive and Windset Court. Sayre distributed documents that supported his argument that narrower streets act to lower vehicle speeds and thus improve safety. Behrns said that the Fire Chief and other department members had indicated that if the street pavement were to be 28 feet wide, they would ask that parking be allowed only on one side of the street, similar to the present pattern on Reed Street. Bormann referred back to the City of Columbia's street standards. They do allow for streets narrower than Centralia's adopted standards. However, Bormann noted that the pavement widths were for "estates density" residential developments and also took into account traffic volume and the amount of possible through-traffic. Bormann and Sayre discussed how those standards applied to the present situation. It was also noted that front yard setbacks were the same 25 feet minimum fixed by our zoning code, leaving less room for off-street parking.

Commissioners discussed the matter at length, reiterating arguments in support of either standard. Bobbitt commented on the likelihood of setting a precedent. Orsini said she was inclined to defer to the Fire Department's opinion. After hearing from Sayre that the developer could, if necessary, proceed with the 32-foot City standard, the Commission determined that Hampton should be 32 feet wide, but that Windset Court could still be paved at 28 feet, the same width allowed in other recent subdivisions.

The effect of this determination was to return the terms of the Commission's recommendation to its original status.

Orsini then moved adoption of the following motion: That the original recommendations to the Board of Aldermen concerning the preliminary plat for the proposed Cobblestone Lake Estates Subdivision be retained without amendment and the minutes of this meeting be presented as the Commission's supplemental report to the Board of Aldermen.

Umstattd seconded the motion. There followed brief discussion.

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

The following members voted nay: Bobbitt.
The following members abstained: Adams.
The motion carried.

Behrns presented copies of a Final Plat for the Southwest Country Estates Plat 2 Subdivision and referred to his report which accompanied the agenda. Attorney Beck had prepared a Deed of Dedication for a very short strip of street right-of-way, which Mr. Harris assured the Commission would be executed before the October meeting of the Board of Aldermen. This land along the south side of Country Land Drive will be conveyed to the owner of the former Usherwood house as a part of a future plat. Harris indicated that he thought the existing Letter of Credit for sidewalk guarantees for Plat 1 could be amended to include the new lots.

Orsini then moved that the Planning and Zoning Commission recommend to the Board of Aldermen the approval of the Final Plat of the Southwest Country Estates Plat 2 Subdivision, provided that the easement document is executed as discussed and that the sidewalk Improvement Guarantees are amended to include the new lots. Bobbitt seconded the motion.

On roll call vote the following members voted aye: Lee, Bobbitt, Umstadd, Adams, Mustain, and Orsini
The following members voted nay: none.
The following members abstained: Bormann.
The motion carried.

Behrns again requested advice concerning subdivisions where sidewalk was covered by improvement guarantees, but not yet constructed. He had been asked to convey to the developers the Commission's wish that the sidewalks be install within the five year limits. Both Curt Kelly and Justin Angell (as successor to Richard Prenger) have presented arguments as to why they should be allowed to delay installation. Behrns invited them to tell those reasons to the Commission.

Kelly first said that he hated to see needless waste, and repairing sidewalks built before the deadlines would constitute such waste. The slowing economy will likely prolong the date when his subdivision is completed, although only about 20% of the lots remain to be built on. Lee asked him how long he might need to complete construction. Kelly said he thought 2-3 years, at least. Bormann and Adams noted that at the time the City first called for deadlines for sidewalk construction, commissioners suggested that improvement guarantees for sidewalks could be extended when necessary. Harris said that granting a delay would be a sign of common sense prevailing. Angell also said he does not want to waste money. He did recognize that only two gaps remained on the north side of Emerald Drive, and it would be desirable to do those in the next eight months. He would, however, like to extended the deadline for the south side of the street. Also, he did not think it fair that he build sidewalks for the lots carved out of the former Toalson property (between the creek and Emerald Drive). The Commission discussed the matter at length.

Bobbitt then moved that the Planning and Zoning Commission allow the Improvement Guarantees for sidewalks in the Country Club Estates and Emerald Point Subdivisions to be extended for a period of up to five years.
Bormann seconded the motion.

During discussion Orsini moved that the original motion be amended to allow for a three-year extension, whcih could be further extended if necessary. Umstadd the seconded the motion.

On roll call vote the following members voted aye: Umstattd and Orsini
The following members voted nay: Lee, Bobbitt, Mustain, and Bormann
The following members abstained: Adams.
The motion failed.

A voted was called on the original motion.
On roll call vote the following members voted aye: Lee, Bobbitt, Bormann, Mustain, and Orsini
The following members voted nay: Umstattd.
The following members abstained: Adams.
The motion carried.

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

The meeting adjourned at about 10:05 p.m.

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