

**Meeting of the Planning and Zoning Commission for Wednesday, March 4, 2009.**

The meeting was called to order by Chairman Jim Lee at 7:32 p.m. Present were Mayor Becker, Randy Adams, Jessica Orsini, Drew Umstattd, and Don Brooks. Also attending were Lynn Behrns, City Attorney Merritt Beck, Darren Adams, and Bill Botkin.

Orsini moved approval of the minutes of October 8, 2008. Adams seconded the motion. The question was called. All members present voted aye, and the motion carried.

Behrns reported receipt of rezoning request from Curt Kelly, who could not be present. Kelly wishes to fulfill his promise to the neighbors and City by getting property just south of the Country Club Estates Subdivision changed from B-2 (Highway Business District) to R-3 (Multi-family Residential District). This is most of the property he purchased from Kenneth Oliver, including the metal shop building. Behrns said he was still working on the legal description to be inserted in an ordinance. Two public hearings had advertised in the February 25, 2009 issue of the Centralia Fireside Guard, one for this evening and one during the March 16, 2009 meeting of the Board of Aldermen.

Lee opened the public hearing. Mr. Botkin asked about Kelly's development plan. Behrns said they were not firm, but Kelly had indicated building duplexes and four-plexes as less costly alternative to the "villa" units in the main subdivision. Behrns noted that such a proposal would require a subdivision submittal and an additional public hearing. Behrns said that written comments had been received. Lee closed the hearing

There followed brief discussion by Board members.

Orsini then moved to recommend to the Board of Aldermen that they approve rezoning of 3.15 acres of property owned by Curt and Peggy Kelly from B-2 (Highway Business District to R-3 (Multi-family Dwelling District). Brooks seconded the motion.

On roll call vote the following members voted aye: Lee, Brooks, Adams, Becker, Orsini, and Umstattd. The following members voted nay: none. The following members abstained: none. The motion carried.

Behrns reported that the old Chance Guest House is for sale. Until recently, it had been operating as a bed and breakfast. That use is a conditional use in a single-family residential district (essentially created just for this property). It can be passed on to a new owner. A local citizen has come to the City to discuss his possible purchase of the house. The citizen would also like to have a bed and breakfast on the site. He has some experience in the hospitality industry. The asking price for the building is quite high, and he is concerned about having enough flexibility to make the project a success. Among other items, he believes that he needs greater visibility in the form of at least a moderate-sized name sign near the street. However, the Zoning Code only allows a one-square-foot sign mounted on the house. Larger signs are conditional uses allowed only for governmental and not-for-profit buildings. Behrns asked the Commission to discuss whether a larger sign for an R-1 is an acceptable idea in the community. Behrns said that the County had recently allowed a similar establishment as a conditional use near Hallsville. It was allowed to have a 32 square-foot identification sign. Adams objected to a sign that large, suggesting signs of 25 square feet. After extended discussion, the Board told Behrns he could draft a possible amendment to the Zoning Code, which would allow for a free-standing sign to

go with a bed and breakfast use in a R-1 zone district, the sign would itself have to be a conditional use, with opportunity for public comment.

Behrns told the Commission that the Missouri Department of Natural Resources has been changing their requirements for construction of water and sewer mains. Most recently, they have told Foreman/Water and Sewer Mike Forsee that they basically want engineered plans for any water main extensions. (In the past, they have been satisfied with a five-year plan of improvements and a set of standard specification.) Behrns is very reluctant to have to hire a consulting engineer to prepare a set of plans and application each time we get a subdivision proposal. (Hiring an engineer is itself a complicated task under recently-adopted state law.) He suggested amending the subdivision regulations to formally require that developers be responsible for the preparation of such plans and application form and any permit fees. This is the current practice for sewer mains, since the developer builds the sewers and then dedicates them to the City. Centralia assumes the responsibility of actually constructing new water mains; that is probably as far as it should go. The commissioners told Behrns to prepare a draft amendment for consideration.

Behrns said he would also prepare an amendment that would allow for receipt of electronic versions of plat filings, to reduce the need for making large copies and speed distribution to agencies for comment.

Behrns requested the email addresses of the "civilian" commissioners, so that future agendas and support materials can be sent electronically, rather than mailed.

Behrns noted that the Improvement Plan for the Cobblestone Lake Estates Subdivision had been approved and the final plat for Plat 1 of the development had been received. He found a small correction, and the documents are being reviewed by the City Attorney. Behrns expects the required improvement to be in place by the end of March, except for sidewalks. As with other recent subdivisions, an Improvement Guarantee for the sidewalks will be necessary. There will also be an agreement with the developers to pay a fixed amount for each lot sold, to be reserved by the City and eventually used to pay for sidewalk and curb and gutter on the north side of Gano Chance Drive. Behrns suggested that the Commission meet again on Wednesday, March 25, at 7:30 to review the final plat and make recommendations to the Board of Aldermen. The commissioners concurred.

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

The meeting adjourned at about 8:20 p.m.

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