

## **Meeting of the Planning and Zoning Commission for Thursday, September 9, 2010.**

The meeting was called to order by Chairman Ron Cook at 7:30 p.m. Present were Don Bormann, Jessica Orsini, Mark Mustain, Tim Grenke, Dale Hughes, Randy Adams, Patt Olsen, and LeeAllen Smith. Also attending were Lynn Behrns, City Attorney Merritt Beck, Rev. Sandra Schaller, and James Smith.

Smith moved approval of the minutes of August 26, 2010. Orsini seconded the motion. The question was called. All members present voted "aye" except Cook, who abstained. There were no "nay" votes, and the motion carried.

Mayor Grenke presented a plaque to Commissioner Adams in recognition more than twenty-five years of service on the Planning and Zoning Commission. He was applauded by those attending the meeting.

Behrns provided the Commission with a draft of an ordinance revising Subsection B of Section 31-19 of the Centralia City Code. The revision would add a new category of directional signs permitted as conditional uses in residential zone districts. The text of the amendment was the same as that presented at the previous meeting, except that another sentence had been added to specify that the conditional use application must be applied for by both the non-profit private institution and all the owner(s) of the property where the sign is to be located. Behrns reported that an advertisement for a public hearing about this proposal had been published in the September 1 issue of the Centralia Fireside Guard. Since that time, no written or verbal comments had been received by the City Administrator or City staff.

Chairman Cook then announced the public hearing on this matter to be open. There were no public comments. Staff responded to Commissioner's questions, repeating that the State Highway Department had no jurisdiction on the site where the Centralia United Methodist Church wished to erect such a sign. Issues of location, height and so forth could be specifically addressed within any conditional use permit application which might come to the Commission under this amendment. Cook announced the public hearing was closed.

Hughes then moved that the Planning and Zoning Commission recommend that the Board of Aldermen amend Subsection B of Section 31-19 of the Centralia City Code with the language set forth in the draft ordinance presented to the Commissioners. Bormann seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes or abstentions, and the motion was passed.

Behrns introduced the request by the Good Shepherd Lutheran Church to annex its five-acre property on the south side of Gano Chance Drive. The request is primarily made to facilitate an eventual request for a conditional use permit for a new church sign. Under Boone County regulations, such a sign would have to be much farther back and in the middle of existing parking. A conditional use permit under City regulations could be a bit larger and closer to the street. Behrns told Hughes that the church already was a water, sewer, and trash customer, but did not expect to switch from Boone Electric Cooperative to the City's electric service. Annexation of this area is recommended by the Centralia Comprehensive Plan. Procedure requires that the commission make a recommendation to annex or not annex the property. The Board of Aldermen will receive that recommendation was part of

an advertised public hearing (in this case one is scheduled for September 20). Thereafter, if there are not a certain number of written objections filed within fourteen days, the Board of Aldermen may pass an ordinance to finalize the annexation. Behrns noted that the Commission did not have to hold its own hearing and that he had received questions from Edward Bettenhausen, who owns adjacent property, but no written or verbal comments had been received, either in support or opposition. Adams then moved that the Planning and Zoning Commission recommend that the Board of Aldermen approve annexation of the property described in the petition of the Good Shepherd Lutheran Church. Smith seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes or abstentions, and the motion was passed.

Behrns then told the Commission that if the annexation of the church property is approved, the land will have to be formally zoned by ordinance. Establishing permanent zoning is parallel to the process used for rezoning. A public hearing is held by the Commission. They make a recommendation to the Board of Aldermen. The Board holds a second public hearing and then passes an ordinance that sets the zone designation for the land. The Good Shepherd Lutheran Church has requested in writing that its property be zoned R-1 (One-Family Dwelling District), which is the most restrictive of the City's zone districts. This designation is consistent with the Centralia Comprehensive Plan. A public hearing had been advertised in the September 1 issue of the Centralia Fireside Guard. Since that time, no written or verbal comments had been received by staff concerning zoning of the church property.

Chairman Cook then announced the public hearing on this matter to be open. There were no public comments. Cook announced this public hearing was closed.

Smith then moved that the Planning and Zoning Commission recommend that the Board of Aldermen designate the property described in the annexation petition of the Good Shepherd Lutheran Church be zoned R-1 (One-Family Dwelling District) following annexation. Adams seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes or abstentions, and the motion was passed.

Behrns said that the next meeting of the Commission would likely occur when the Centralia United Methodist Church or the Good Shepherd Lutheran Church make applications for conditional use permits for their proposed signs.

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

The meeting adjourned at about 7:47 p.m.

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