

Meeting of the Planning and Zoning Commission for Thursday, November 18, 2010.

The meeting was called to order by Chairman Ron Cook at 7:00 p.m. Present were Don Bormann, Jessica Orsini, Mark Mustain, Tim Grenke, Dale Hughes, Patt Olsen, LeeAllen Smith, and Don Bagley. Also attending were Lynn Behrns, City Attorney Merritt Beck, Rev. Sandra Schaller, Dennis Haubein, Don Bobbitt, Curt Kelly, and James Smith.

Olsen moved approval of the minutes of September 26, 2010. Smith seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Behrns presented a request by the United Methodist Church of Centralia and Darrel D. and Helen M. Munger for a conditional use permit to erect a non-conforming sign at 715 S. Jefferson Street.

Cook opened a hearing for public comment on the application. Rev. Schaller noted that the erected sign would be similar to that pictured in the application, but would be two-sided, and fully painted; it would be a distinct benefit to the community. Bormann noted for the record that he had prepared a legal description for the application, but had received no pay and had no other financial involvement in the proposal. No other comments were made.

Cook closed the hearing for this evening and the Commission briefly discussed the issue. For the record, Behrns reported the property is zoned R-1. He has prepared a notice of the public hearing for this evening's meeting, and it ran in the November 3, 2010 issue of the Centralia Fireside Guard. The same notice was sent by certified mail before that date to all property owners and residents within 185 feet of this property. A sign was posted in the front yard of the property on or before November 3, 2010, and remained in place until this evening. Prior to the meeting, staff received no letters supporting or opposing the permit, and no verbal comments on this proposal.

Olsen then moved that the following be adopted: It is the decision of the Planning and Zoning Commission that all applicable provisions of Section 31-65 and Section 31-19(B) of the Centralia City Code have been met or will be met by the applicant, the United Methodist Church of Centralia and Darrel D. and Helen M. Munger, to obtain the conditional use permit to erect a non-conforming sign. Hughes seconded the motion. The question was called.

On roll call vote, the following members voted aye: all members present.

The following members voted nay: none.

The following members abstained: none.

The motion passed.

Orsini then moved that the application made by the United Methodist Church of Centralia and Darrel D. and Helen M. Munger for the issuance of a conditional use permit to erect a non-conforming sign be granted and that a conditional use permit be issued with the following stipulated conditions: (1) that the sign be erected with dimensions no greater than those permitted by paragraph 5(d) of Subsection B of Section 31-19 of the Centralia City Code; (2) that the sign shall principally feature the words "United Methodist Church", "polling place", "four blocks", and a directional arrow; (3) that during all times that the sign is erected, the Church applicant shall continue to perform one or more functions for a public governmental entity on the Church Applicant's property at 715 Orchard Street, Centralia, Missouri; (4)

that the sign will be installed and maintained at a height at least six feet from the bottom of the sign to ground level so that the sign does not obscure lines-of-sight for vehicles traveling on Jefferson Street or Cox Street, and (5) that the sign remains the property of the Church Applicant and will be maintained with a clean, non-faded appearance so that all wording on both sides of the sign remains readable from the street. Bormann seconded the motion.

On roll call vote, the following members voted aye: all members present
The following members voted nay: none.
The following members abstained: none.
The motion carried.

Before the adjournment of the meeting, no one signed a written objection to the granting of the conditional use permit. Thus, the matter need not be referred to the Board of Adjustment for further review.

Behrns presented a request by Good Shepherd Lutheran Church for a conditional use permit to erect a non-conforming sign at 120 West Gano Chance Drive.

Cook opened a hearing for public comment on the application. Haubein clarified that the existing sign would be removed when the new sign was erected. It would be two-sided, with internal lighting to back-light the messages. For the record, Behrns report that the property is zoned R-1. Behrns has prepared a notice of the public hearing for this evening's meeting, and it ran in the November 3, 2010 issue of the Centralia Fireside Guard. The same notice was sent by certified mail before that date to all property owners and residents within 185 feet of this property. A sign was posted in the front yard of the property on or before November 3, 2010, and remained in place until this evening. Prior to the meeting, staff has received a letter opposing the permit from George Robinson of 111 East Gano Chance Drive. Staff received no other letters opposing or supporting the permit, and no verbal comments on this proposal.

Cook closed the hearing for this evening and the Commission briefly discussed the issue. Smith noted that, being perpendicular to the street, the sign would not cast light to houses across the street. Mustain said to locate it at the full setback would place it in the gravel drive.

Hughes then moved that the following be adopted: It is the decision of the Planning and Zoning Commission that all applicable provisions of Section 31-65 and Section 31-19(B) of the Centralia City Code have been met or will be met by the applicant, the Good Shepherd Lutheran Church, to obtain the conditional use permit to erect a non-conforming sign. Olsen seconded the motion. The question was called.

On roll call vote, the following members voted aye: all members present.
The following members voted nay: none.
The following members abstained: none.
The motion passed.

Bormann then moved that the application made by the Good Shepherd Lutheran Church for the issuance of a conditional use permit to erect a non-conforming sign granted and that a conditional use permit be issued with the following stipulated conditions: (1) that the sign be erected with dimensions no greater than those shown in the application, (2) that the sign be erected no closer than 15 feet from

the front property line and 15 feet from either side property line. Hughes seconded the motion.

On roll call vote, the following members voted aye: all members present

The following members voted nay: none.

The following members abstained: none.

The motion carried.

Before the adjournment of the meeting, no one signed a written objection to the granting of the conditional use permit. Thus, the matter need not be referred to the Board of Adjustment for further review.

The Commission then engaged in a discussion with Curt Kelly about use of a proposed garage behind his house on Ryan Drive for storage of equipment and materials belonging to Kelly Homes. Behrns displayed a diagram on the chalk board. He showed how, through a lot split, a parcel of land would be separated from the property of the Centralia Country Club and attached to Kelly's residential lot in Country Club Estates. The parcel is now zoned R-1, which allows for detached for garages and home occupations, but this is a more commercial use. Access would have to be from the continuation of Ann Street through City property. Bormann said he thought the undedicated road was partially on Country Club property. Behrns suggested that at least a 60-foot length of street right-of-way should be added and the fence and gate moved. Kelly does not desire to rezone because that would open up the property to other, less desirable uses under some future owner. Kelly intends that the garage look like a high-quality three-car garage; all the material in the garage would be his personal property. This location would allow him to eliminate the old Oliver metal building on the south edge of Country Club Estates and eventually subdivide a small development there. Behrns has looked at present zoning definitions for "garage", but they did not seem to expand to this degree of commercial use. Committee discussed potential amendments to the Zoning Code for a change in definition, predicated on having a large lot (perhaps 3 acres). They also considered expansion of the Code to allow for a planned zone that would specify a particular use and site layout. They were concerned about a concealed warehouse, about the precedent, and about the limit options currently available. In the end, the Commission instructed Behrns and Beck to look at the addition of a new zone category, similar to the planned district of Boone County and the City of Columbia. Smith moved that the matter be tabled. Orsini seconded the motion. All members of the Commission voted in favor of the motion, except Begley, who dissented. This will be discussed at the next meeting.

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

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

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