

Meeting of the Planning and Zoning Commission for Thursday, February 10, 2011.

The meeting was called to order by Chairman Ron Cook at 7:00 p.m. Present were Don Bormann, Mark Mustain, Tim Grenke, Dale Hughes, LeeAllen Smith, and Don Bagley. Also attending were Lynn Behrns, City Attorney Merritt Beck, and James Smith.

Those present recited the Pledge of Allegiance.

Smith moved approval of the minutes of November 18, 2010. Bormann 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 Kourtney Marty from a conditional used to operate a day care home at 130 Sunset. The property is zoned R-1 (One-family Dwelling District). For the record, Behrns noted that there is no other day care home within 800 feet of the proposed site. A notice of public hearing was displayed in the January 19, 2010 of the Centralia Fireside Guard. Before that date, copies of the notice were sent by certified mail, return receipt requested, to all residents and property owners within 185 feet of the property line of the Marty property. Also, a sign announcing the public hearing was placed in the front yard of the property and has remained in place through this date. Before this meeting, Behrns received no questions or comments concerning the requested.

Cook opened a hearing for public comment on the application. No testimony or questions were presented.

Cook closed the hearing for this evening and the Commission briefly discussed the issue.

Bagley 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, Kourtney Marty, to obtain a conditional use permit to operate a day care home at 130 Sunset. 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.

Hughes then moved that the application made by Kourtney Marty for issuance of a conditional use permit to operate a day care home at 130 Sunset be granted and that a conditional use permit be issued with the following stipulated conditions: (1) That a fenced-in area will be maintained that will meet the outdoor recreational needs of the children, (2) That the applicant receive and maintain a state license to operate a day care home., (3) That the facility keep no more children that is allowed by said state license and by City Code Section 312-19, Subsection B-4, whichever is more restrictive, (4) That an operational telephone be provided and maintained on the premises, (5) That the applicant shall operate the facility in conformance with all applicable City and state laws as they now exist or may be revised from time to time, and (6) That the applicant inform the City when ever the use as a day care home is ended. Smith 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 briefly continued a previous discussion about a proposed garage behind the house of Curt Kelly on Ryan Drive for storage of equipment and materials belonging to Kelly Homes. Several commissioners suggested that there was no issue to discuss at this time. Behrns noted that he did not find anything in the Columbia Zoning Code about PUD zoning or definitions of "garage", "storage", and "home occupation" which would be of assistance.

Smith then moved that this discussion be closed until the Commission is directed by the Board of Aldermen to consider the issue. Bormann 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.

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

The meeting adjourned at about 7:17 p.m.

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