

Meeting of the Planning and Zoning Commission for Thursday, June 9, 2011.

The meeting was called to order by Vice Chairman Patt Olsen at 7:00 p.m. Present were Tim Grenke, Dale Hughes, LeeAllen Smith, and Jessica Orsini. Also attending were Lynn Behrns and Mike Adkisson.

Those present recited the Pledge of Allegiance.

Orsini moved approval of the minutes of February 10, 2011, as corrected. Smith seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Don Bormann arrived.

Behrns presented a request by Lara Adkisson for a conditional use permit to operate a day care home at 102 South Howard Burton Drive. 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 May 18, 2011 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 300 feet of the property line of the Adkisson 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.

Olsen opened a hearing for public comment on the application. Adkisson made a brief mention of his support. No other testimony or questions were presented.

Smith then moved to close the hearing for this evening. 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 passed and the hearing was closed.

Grenke 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, Lara Adkisson, to obtain a conditional use permit to operate a day care home at 102 South Howard Burton Drive. 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.

Orsini then moved that the application made by Lara Adkisson for issuance of a conditional use permit to operate a day care home at 102 South Howard Burton Drive 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 31-19, 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. Bormann seconded the motion. In discussion, Behrns said that State regulations for day care homes were more detailed and strict than those of the City.

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.

Grenke noted that he soon expects a letter of resignation from Ron Cook, who is moving to Columbia. He will be soon appointing a replacement. Since Cook was Chairmen, the Commission should select a new slate of officer at its next meeting.

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

The meeting adjourned at about 7:15 p.m.

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