

## Unofficial Draft Minutes

### **Meeting of the Planning and Zoning Commission for Thursday, April 5, 2012.**

The meeting was called to order by Vice-Chairman Don Bagley at 7:00 p.m. Present were Dale Hughes, LeeAllen Smith, Guy Lee, Jessica Orsini, Don Bormann, and Mark Mustain. Also attending were Lynn Behrns, Farris Sanders, and James Smith.

Those present recited the Pledge of Allegiance.

Bormann moved approval of the minutes of November 17, 2011. 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 from Darren Adams to rezone the property at 318 West Singleton Street from R-3 (Multi-family Dwelling District) to B-1 (Downtown Business District). The property was formerly a two-story plantation-style house, but the structure was in poor condition and has been demolished. The property is near the downtown core, but half of a block would remain zoned R-3 between it and the nearest B-1 property (La Crosse Lumber). An advertisement announcing a public hearing was placed in the March 21, 2012 issue of the Centralia Fireside Guard. A second public hearing is scheduled before the Board of Aldermen on April 16. Behrns said that Adams was on holiday and unable to attend the meeting, but had told him that there were not specific plans for the property. He said that he had received no comments either verbal or in writing from any citizens prior to the meeting.

Bagley opened a hearing for public comment on the application.

Sanders spoke to relay opposition to the request from Wesley Wilkerson, a constituent who lives just east of the Adams property.

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

The Commission discussed the request. Bormann said this request was an instance of spot zone. The site may be ripe for eventual transition, but this was not yet the time. Bagley expressed the same sentiment. He might have been more supportive if the neighbors were voluntarily being included in the request. Smith said that he also agreed with that analysis.

Smith then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the request to rezone the property at 318 West Singleton St. from R-3 to B-1 be denied. Lee 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.

The City and John Carl Leader (as attorney-in-fact for several members of his family) petitioned to annex their property lying south of Highway 22, west of Highway 124, and north of the railroad tracks. The City owns outright a long, narrow parcel along the tracks that is the site of a storm sewer main. The proposal also includes the adjacent portion of Highway 22, so that the annexation does not leave a severe notch in the corporate

boundary. The Board of Aldermen held a public hearing on the request at a meeting on April 2. Based on that hearing and any recommendations from the Commission, the Board will consider an ordinance to accomplish the annexation on April 16.

The Commission briefly discussed the proposal.

Hughes then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the property owned by the City of Centralia and by John Carl Leader, et al, be annexed to the City of Centralia. 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 passed.

Assuming that the Leader property is annexed, the Leader family has requested B-2 (Highway Business District) as the most appropriate zoning. It is anticipated that part of the property will be sold to Forrest Chevrolet and become a new location for that business. B-2 fits the needs for Forrest Chevrolet. It is consistent with the adopted Comprehensive Plan. There is a smaller parcel owned by the Leaders which is adjacent to the property being annexed. It is also likely to be sold to Forrest. It is presently zoned M-1 (Industrial District), which allows for possible uses that Forrest might not wish for neighbors. Leader is asking the full property, both within the City and proposed for annexation, all be zoned uniformly. Therefore, the east portion is requested to be rezoned to the more restrictive designation.

Behrns said he placed a notice in the March 21, 2012 issue of the Centralia Fireside Guard calling for a public hearing on the zoning/rezoning request. The Board of Aldermen will hold a second hearing at the Board meeting on April 16. Behrns said that he had received no comments, in writing or verbally in support or opposition to the proposal. One citizen had asked for clarification about exacting what property was to be rezoned.

Bagley opened a hearing for public comment on the proposal.

There were not comments.

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

The Commission briefly discussed the request.

Lee then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the request to rezone the property west of Highway 124 and south of Highway 22 owned by the Leader family from M-1 to B-2, and to zone the adjacent property owned by the Leader family and the City of Centralia as B-2. 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 passed.

Commission members discussed the types of uses allowed in M-1 and whether the property where the Saddle Saloon was formerly located might be more appropriately rezoned to B-2. Bormann said this would have to be a voluntary request or else it can be considered a "taking", which the City would have to pay for.

Behrns then reported that if the property discussed above is annexed and then purchased by Forrest Chevrolet as a new business site, then Forrest will not be constructing an addition to its present building. In this case it would no longer have a need for the twenty-foot portion of the right-of-way of North Rollins which has been vacated to Forrest by the Board of Aldermen. The Forrests have indicated that they would be willing to voluntarily deed the property back to the City as right-of-way and return the site to its original state. One of the duties of the Planning and Zoning Commission is to make recommendations to the City concerning the location and design of streets. Behrns requested that the Commission recommend to the City that it seek and accept the return of the former right-of-way if Forrest Chevrolet relocates.

The Commission discussed the request.

Smith then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that it accept, if offered, the dedication of twenty feet of property from the west side of Block 3 of the Original Town of Centralia for use as right-of-way on the adjacent portion of North Rollins Street.. 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.

Similarly, Behrns requested that the Commission consider the possible extension of Ann Street from its present end northeastward along the property owned by Curt Kelly. Land dedicated for street proposed by Kelly could be added to property owned by the City to create a fifty-foot wide right-of-way. This would provide better access to the rear of Kelly's property, to a potential garage. Before any street dedication would take place, the City and Kelly would have to agree on the relocation of present fences and gates. Present utility lines would all be located within the potential street right-of-way. The Commission discussed the request.

Smith then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that it accept, if offered, the dedication of property from Curt Kelly for an extension of Ann Street and dedicate adjacent City-owned property to provide a final right-of-way width of fifty feet. 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 passed.

Smith asked that City staff make an effort to inform Commissioners about meetings of the Board of Aldermen where actions might be taken on issues where the Planning and Zoning Commission has made recommendations. Behrns said that it might be difficult for the clerk to distinguish when such items were coming up; it would certainly be easy to send all Board agendas to P & Z Commissioners so that they can decide when they might want to follow up on an issue.

Aldermen asked that the Commission look into whether City ordinances should be amended to allow for chickens. Smith noted that chickens were allowed, but only when kept a long distance from property lines. This would imply they could only be kept on very large lots. Few of those are present in residential areas of the City.

The Commission took no action on the matter, but Behrns will do some research on how Columbia restructure their ordinances.

Smith 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 7:40 p.m.

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