

Meeting of the Planning and Zoning Commission for Thursday, September 13, 2012.

The meeting was called to order by Acting Chairman Guy Lee at 7:03 p.m. Present were Don Bormann, Mark Mustain, and Tim Grenke. Also attending were Lynn Behrns, Merritt Beck, Darren Adams and his son.

Those present recited the Pledge of Allegiance.

Lee acknowledged that a quorum was not present so no official actions could be taken. Because of prior publication of notices in the Centralia Fireside Guard, he did conduct public hearings on two zoning matters

Behrns presented a draft ordinance which would allow detached signs in the B-1 (Downtown Business District) Zone District. As directed by commissioners in the last meeting, such signs would have to have at least a ten-foot setback from the front property line and not be higher than the roof line of the principal building or 25 feet, whichever is higher.

Lee called for a public hearing on the proposal.

Adams noted his past suggestion during the platting of Mystic Ridge—he felt that Centralia should follow what he said was Columbia's practice was to review signs individually. Mustain said this change had specific property in mind, but Commission must be careful for the standard would affect all similar proposals. Bormann asked why not just cut the ten-foot setback requirement and allow the sign to have a zero front yard setback, since structures in the B-1 district could sometimes get that close. Behrns noted that ten-foot not a Prenger's request. Mr. Prenger would like zero, but was willing to construct at ten. Bormann was interested in the sign height standard. Behrns said it was set at last meeting, but sufficient for the Prenger's sign. Mr. Prenger was mostly passing along plans from Sinclair Oil. The sign did need to be high enough to not be obscured by the small trees along Singleton Street. (The Zoning Code would allow main structure to be three stories or 45 feet). Behrns asked that the discussion not go too far from the original change; most of the other issues could be addressed at the time of more of a complete rewrite of the sign provisions.

Lee then closed the hearing.

Behrns presented a draft ordinance which would set six feet as the standard side yard setback in the R-1 (One Family Dwelling) zone district in most instances.

Lee called for a public hearing on the proposal.

Bormann explained the difficulty in applying the current percentage standard for a side yard setback to odd-shaped lots. Six feet was typically the standard used by Columbia and Boone County in most urban instances. Behrns said the requirement would still be higher if there are platted lots facing a side street.

Lee then closed the hearing.

Behrns noted the proposed final plat for Cobblestone Lakes Estates Plat 2. He said that his comments on the supplement to the Commission agenda constituted his report on the plat.

Adams noted that he and David Peavler are working on street, stormwater, and sanitary sewer improvements now and not waiting for Improvement Guarantees. They would need a Letter of Credit only need for sidewalks. City utilities are already gathering materials for water system and electric system improvements.

During a brief discussion Attorney Beck asked that Behrns reexamine whether the proposed covenants extended to the whole subdivision or just Plat 1. If the later, a further submittal would be needed.

Behrns asked those present to consider the possibility of returning to these topics on Monday before the Board of Aldermen meeting. Votes are needed to make official recommendations to the Board before they can pass any ordinance. Behrns will survey absent members and send out a revised agenda if the make-up meeting is possible.

Mustain moved the meeting be adjourned. Bormann seconded the motion. All present aye and the motion was passed.

The meeting adjourned at about 7:40 p.m.

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