

# AGENDA

## CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, May 9, 2013

7:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. APPROVAL OF MINUTES OF PREVIOUS MEETING
- III. AMENDING CITY CODE PROVISIONS CONCERNING LUMBER YARDS IN B-2 (HIGHWAY BUSINESS ZONE DISTRICT)
  - A. Public Hearing
  - B. Recommendation to Board of Aldermen
- IV. REZONING TWO ADJACENT PARCELS OF LAND FROM R-2 (TWO-FAMILY DWELLING DISTRICT AND M-1 (INDUSTRIAL DISTRICT) TO B-2 (HIGHWAY BUSINESS DISTRICT)
  - A. Public Hearing
  - B. Recommendation to Board of Aldermen
  - C. Setting Minimum Distance Requirement for Prospective Commercial Recreation Building
- V. AS MAY ARISE
- VI. ADJOURN

MEMORANDUM

From: Lynn P. Behrns  
To: Planning & Zoning Commission Members  
Date: April 22, 2013

Enclosed is the agenda for the next meeting of the Planning and Zoning Commission on Thursday, May 9, 2013 at 7:00 p.m. If you are unable to attend, please call me as soon as possible.

Item II. Draft minutes for the last meeting are enclosed.

Item III. Attached is a draft ordinance which would amend the Zoning Code to allow “lumber yards” as a use in the B-2 (Highway Business District). As written, the Zoning Code specifically lists such a use as a use by right in the M-1 (Industrial District). However, the current location of LaCrosse Lumber is in the B-1 (Downtown Business District). Lumber yards are similar to other B-2 uses. Lumber yards are a regular permitted use in Columbia’s commercial zone districts. Being more restrictive would preclude the move of LaCrosse to a site on Highway 22 adjacent to the former State Highway Barn.

Staff recommends this amendment as appropriate.

The meeting will allow for a public hearing, which was advertised in the Fireside Guard in its April 24, 2013 issue. After the hearing, the Commission will be asked to vote to make a recommendation to the Board of Aldermen concerning final adoption.

Item IV. Attached also is a draft ordinance which would rezone two adjacent parcels of land—now zoned R-2 (Two-Family Dwelling) and M-1 (Industrial) respectively—to B-2 (Highway Business). The properties are on the north side of Switzler between Pratt Street and Howard Burton Drive. The property on the south is zoned M-1; the property north along Howard Burton is also zoned M-1. The property west of Pratt and north along Pratt is zoned R-2. Part of the property was once the site of a trailer park.

Don Brooks owns both of these parcels. He wishes to erect a commercial recreation building to host such uses as rental batting cages. The new building would be to the west of the site, off-street parking would be on the east.

Such a facility is a permitted use in the B-2 District, provided it is not too close to a church, school, clinic, or hospital, or within 200' of property zoned for residential use. However, that provision allows for the Planning and Zoning Commission to fix different minimum distances if deemed appropriate after consideration of noise and other detrimental factors incident to such use.

Staff recommends that, given the present adjacent zoning and uses, the rezoning should be approved and the Commission fix the minimum buffer distance at zero feet.

The meeting will allow for a public hearing, which was advertised in the Fireside Guard in its April 24, 2013 issue. After the hearing, the Commission will be asked to vote to make a recommendation to the Board of Aldermen concerning final adoption and to fix the minimum buffer distance required (if any).

**Meeting of the Planning and Zoning Commission for Monday, September 24, 2012.**

The meeting was called to order by Chairman Patt Olsen at 7:00 p.m. Present were Dale Hughes, Guy Lee, and Mark Mustain. Also attending was Lynn Behrns.

Those present recited the Pledge of Allegiance.

Hughes moved approval of the minutes of August 23, 2012 and September 13, 2012. Lee seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

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. Aldermen Bormann sent a letter suggesting that the front yard setback be zero feet, rather than 10 feet. After some discussion, Commissioners agree to change the draft to reflect a zero-distance front yard setback for detached signs and to cap the sign height at 25 feet, no matter how high the main building was.

Lee then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed ordinance, as described at this meeting, be adopted.

Hughes seconded the motion.

On roll call vote, the following members voted aye: Hughes, Lee, Mustain, and Olsen

The following members voted nay: none

The following members abstained: none.

The motion passed.

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. Commissioners had no new questions.

Lee moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed ordinance be adopted.

Hughes seconded the motion.

On roll call vote, the following members voted aye: Hughes, Lee, Mustain, and Olsen

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns presented 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. He added that research by City Attorney Beck had shown that the covenants for Plat 1 had been changed in the recorded copy to only apply to those nine lots. This would have to be amended or rewritten and recorded for them to apply to Plat 2. Behrns said that the developers had chosen to construct all required improvements before seeking approval from the Board of Aldermen. This could not take place before October 15, and more likely in November.

Hughes then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed final plat of the Cobblestone Lakes Estates Plat 2 be recommended for approval by

the Board of Aldermen with the following conditions:

Submission of the signed and corrected easement dedications,

Submission of executed improvement guarantees for sidewalks,

Physical completion of streets, curbs and gutters, stormwater improvements, and sanitary sewers and an executed document transferring ownership of the sanitary sewers to the City.

Submission of a new or revised set of covenants for Plat 2, similar to that for plat 1

All of the documents should be in a form acceptable to the City Attorney.

Lee seconded the motion.

On roll call vote, the following members voted aye: Hughes, Lee, Mustain, and Olsen

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns mentioned that the Commission should elect or reelect officers at its next meeting.

Mustain moved the meeting be adjourned. Hughes seconded the motion.

All present aye and the motion was passed.

The meeting adjourned at about 7:25 p.m.

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BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING SUBSECTION A OF SECTION 31-27 OF THE CENTRALIA CITY CODE TO ALLOW LUMBERS YARD IN THE B-2 HIGHWAY BUSINESS DISTRICT.”

WHEREAS, the City of Centralia Planning and Zoning Commission, after public hearing and consideration on May 9, 2013, voted by a vote of \_\_\_ to \_\_\_ to recommend to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Subsection A of Section 31-27 of the Centralia City Code be amended to include “Lumber yards” as a permitted use in the B-2 highway business zone district.; and

WHEREAS, in accordance with Section 31-9 of the Centralia City Code, notice of a public hearing regarding the proposed amendment to Subsection A of Section 31-27 of the Centralia City Code was given by the Board of Aldermen, stating that a hearing would be held on May 20, 2013 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the April 24, 2013 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on May 20, 2013 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing all parties in interest and citizens were given an opportunity to be heard in relation to the recommended amendment; and

WHEREAS, \_\_\_ citizens appeared at the hearing, with \_\_\_ citizens supporting the proposed amendment and \_\_\_ citizens opposing the proposed amendment, and \_\_\_ written protest has been made to such proposed amendment; and.

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri, has determined that the amendment to Subsection A of Section 31-27 of the Centralia City Code is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Subsection A of Section 31-27 of the Centralia City Code is hereby changed, altered and amended by renumbering the present Subsection 29 to be Subsection 30 and the addition of a new Subsection 30 to read as follows:

29. Lumber yards.

SECTION 2. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 20th day of May, 2013.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

This ordinance approved by the Mayor this 20th day of May, 2013.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE CHANGING THE ZONING OF CERTAIN LAND IN THE CITY OF CENTRALIA, MISSOURI FROM ZONE DISTRICT R-2 AND ZONE DISTRICT M-1 TO ZONE DISTRICT B-2 AND AMENDING THE ZONING DISTRICT MAP ACCORDINGLY.”

WHEREAS, the City of Centralia Planning and Zoning Commission, upon request of Don Brooks and after public hearing during its meeting on May 9, 2013, recommended to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Chapter 31 of the Centralia City Code be amended so that a parcel of land described in Section 1 of this ordinance be removed from Zone District R-2 and placed in Zone District B-2, and that an adjacent parcel of land described in Section 2 of this ordinance be removed from Zone District M-1 and placed in Zone District B-2; and

WHEREAS, notice of a public hearing regarding the proposed amendment was given by the Board of Aldermen, stating that the hearing would be held on May 20, 2013 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the April 24, 2013 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, \_\_ citizens or parties in interest appeared at the hearing, with \_\_\_ supporting the proposed amendment and \_\_\_ opposing the amendment, there were \_\_\_ written comments opposing the proposed amendment, there was \_\_\_ written comment supporting the proposed amendment, and there were \_\_ written protests from property owners comprising more than 30% of property within an area 185 feet distant from the property line of the districts proposed to be changed.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. That following described parcel of land in the City of Centralia, Missouri shall be removed from Zone District R-2 and shall be placed in Zone District B-2:

The West Half (W 1/2) of Lot 4, Block 7 of Poage's Addition to the City of Centralia

SECTION 2. That following described parcel of land in the City of Centralia, Missouri shall be removed from Zone District M-1 and shall be placed in Zone District B-2:

The East Half (E 1/2) of Lot 4, Block 7 of Poage's Addition to the City of Centralia, EXCEPT for the north ten feet (10') thereof.

SECTION 3. All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 20th day of May, 2013.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

This ordinance approved by the Mayor this 20th day of May, 2013.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

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