

# AGENDA

## CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, December 5, 2013

**6:00 P.M.**

City Hall Council Chambers

- I. ROLL CALL
- II. Approval of Minutes of Previous Meetings
- III. Discussion of Potential Amendments to Subdivision Regulations
- IV. As May Arise
- V. Adjourn

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## MEMORANDUM

From: Lynn P. Behrns  
To: Planning & Zoning Commission Members  
Date: December 3, 2013

Enclosed is the agenda for the next meeting of the Planning and Zoning Commission on **Thursday, December 5, 2013 at 6:00 p.m.**

**PLEASE NOTE THE EARLY TIME.** If you are unable to attend, please call me as soon as possible.

Item II. Draft minutes for the last meeting on November 7 are enclosed.

Item III. The Commission will start a review of the Subdivision regulation in the City Code. I would expect that it will take at least two meetings to get through the whole chapter. Please bring your copy of the initial draft amendments and pen for markups. I already have received a few comments from Boyd Harris, who has the perspective of his tenure on the County P & Z. Mr. Bormann also will have several suggestions.

We will proceed this review until there is some consensus on amendment and then we will advertize for formal public hearings before the Commission and then the Board of Aldermen.

## **Unapproved draft**

Meeting of the Planning and Zoning Commission for Thursday, November 7, 2013.

The meeting was called to order by Chairman Patt Olsen at 7:12 p.m. Present were LeeAllen Smith, Don Bagley, Mayor Grenke, Don Bormann, James Lee, and Mark Mustain. Also attending were Lynn Behrns and James Smith.

Committee considered the draft minutes of the meeting for May 16, 2013. Bormann noted that he had voted on all the questions, and the minutes were thus corrected. Lee moved approval of the minutes of May 16, 2013 as corrected. Bormann seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Behrns presented the proposed Final Plat of the Southwest Country Estates Plat 3 Subdivision. The written comments which accompanied the agenda for this meeting constitute his report. The plat has been reviewed by staff and the City Attorney. A draft improvement guarantee for sidewalks has been prepared for the developers, but the executed guarantee and letter of credit have not yet been received by the City. No other agreement needs to be executed until after the plat is accepted. Also, the recordable copy of the plat needs to have original signatures. No further public hearing is required for approval of the plat. The developers will convey the ownership and maintenance responsibility of the installed sanitary sewer to the City by separate document.

Commission members briefly discussed the proposed subdivision. Bagley then moved that the Planning and Zoning Commission authorize its Chairman to sign the final plat of the proposed Southwest Country Estates Plat 3 Subdivision and that the Commission recommends to the Board of Aldermen that said plat be accepted and approved by ordinance, subject to the conditions that the City first receive a recordable copy of the plat with all of the necessary signatures and also receive an improvement guarantee for the construction of sidewalks in a form acceptable to the City Attorney. Smith seconded the motion.

On roll call vote, the following members voted aye: Smith, Olsen, Bagley, Grenke, Mustain, and James Lee.

The following members voted nay: none

The following member abstained: Bormann.

The motion passed.

Behrns then presented a draft of an amended version of the City's Subdivision Code. He had prepared a first draft, updating the code concerning definitions, forms of documents, and additional costs to be passed to developers, rather than being paid by the City. Many of these changes have been discussed in the past. Bormann has also reviewed the draft and made suggested, based on his work experience and time spent with the Boone County Planning and Zoning Commission. A second draft was printed for distribution to the City Commission and their review. Behrns suggested that they mark up their copies with questions and further suggestions. At the next Commission meeting, the members can start going through the Code, page by page.

Behrns also reported that the City is aware of a prospective industry looking to locate in Centralia. They would particularly like to find a site with rail access. The most likely sites will require either annexation or rezoning. All of the City properties on the south side of the Norfolk Southern tracks and

west of the COLT Railroad are zoned B-2 (Highway Business). The proposed business would need to be on industrially zone property (although they do not have any particular offensive aspects.) Behrns asked commissioners to look at the properties between the railroad and Singleton Street, so that they may be familiar with the current uses and conditions of those properties.

Commissioners determined that its next meeting will be scheduled on Thursday, December 5, and that it will be an early meeting starting at 6:00 p.m.

Smith moved the meeting be adjourned. Bagley seconded the motion. All present aye and the motion was passed.

The meeting adjourned at about 7:45 p.m.

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