

Unapproved draft

Meeting of the Planning and Zoning Commission for Thursday, December 5, 2013.

The meeting was called to order by Chairman Patt Olsen at 6:00 p.m. Present were Guy Lee, LeeAllen Smith, Dale Hughes, Donald Bagley, Mayor Grenke, Don Bormann, James Lee, and Mark Mustain. Also attending were Lynn Behrns, Merritt Beck, and James Smith.

Smith moved approval of the minutes of November 7, 2013. Bormann seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Behrns spoke to the need to revise and update the subdivision regulation in the City Code. He said that the updating is necessary to (1) adapt the regulations to changes in technology, (2) to eliminate typographic errors and errors in language, (3) to bring the procedures and requirements closer to the regulations of Columbia and Boone County, so that developers will find similar expectations from one jurisdiction to another, and (4) have developers bear more of the cost of development, rather than the taxpayers. The last substantive revision was in 1991. In preparing the current draft, Behrns referred to the most recent subdivision codes from Columbia, Boone County, Mexico, and Wildwood (a new St. Louis suburb).

The first draft was by Behrns and Bormann. Behrns has since received comments from Boyd Harris, who is chair of the Boone County Planning and Zoning Commission, and more extensive suggestions from Bormann. Behrns recommend that the Centralia Commission start at Section one and proceed page-by-page.

The Commission then conducted an extended review through Section 30.1-6. Below are some of the most significant points of discussion.

Since it is found at several places, City Attorney Beck suggested adding a definition for ADA.

Beck was concerned with the definition of "Lot of Record". He will confer about a clarification of this with Behrns.

Harris had comments with regard to the definitions of survey monuments. Bormann suggested having only one requirement for all types of corners, and will write a new version.

Beck asked that the secondary definition of concept plat or record plat be also used in the respective section headings. After discussion the members decided not to do this, but instead change the form of the language in the definition to make those terms subordinate in the text.

As a point of style, Beck recommended that the chapter consistently refer to the term "Board" instead of the full "Board of Aldermen".

Behrns and Beck will review Harris' suggestion to the definition of "subdivision" for more consistency with Boone County.

Members discuss whether to include any mention of a judge to create a subdivision differing from the

requirements of the Centralia chapter. Beck suggested just eliminating the language so as not to appear confrontational. This would make a court more likely to defer to the City's regulations. Bormann questioned the language of Section 30.1-4. He thought the idea of "General Plan" may be a duplication of the language of sketch plan and the section needs to be rewritten. Behrns will address this with changes that may forth the process more clearly. He will consult with Beck.

The Commission agreed to follow a reformulation of the requirements for a sketch plat and preliminary plat as written by Bormann, with some small corrections.

Commission members were agreeable to requiring a signature block for the Commission Chairman on the official copy of future preliminary plats.

Behrns will make the changes that were agreed upon and provide a new draft of those pages prior to the next meeting. Commission members agreed that the next meeting should come after the holidays--on Thursday, January 9, 2014 and be held at 6:00 p.m.

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

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

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