

AGENDA

CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, January 30, 2014

6:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. APPROVAL OF MINUTES OF PREVIOUS MEETING
- III. CONTINUED REVIEW OF POSSIBLE 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: January 28, 2014

Enclosed is the agenda for the next meeting of the Planning and Zoning Commission on Thursday, January 30, 2014 at 6:00 p.m. If you are unable to attend, please call me as soon as possible.

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

Item III. Don and Merritt and I have been preparing another rewrite of the draft revised subdivision regulations. The most important changes will be in language based on Mr. Bormann's handout. The Commissioners suggestions made at the last meeting have mostly been incorporated. (I am still working on the language that would preclude "free-riders" relating to the costs of constructing streets on the perimeters of a subdivision.)

I'm afraid copies may not be ready before the meeting.

Meeting of the Planning and Zoning Commission for Thursday, January 9, 2014.

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

Hughes moved approval of the minutes of December 5, 2013. Guy Lee seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

The Commission continued discussion of amending and updating Centralia's Subdivision regulations. Behrns distributed a new version of the Subdivision Chapter through Section 30.1-10. The revisions include changes suggested at the last meeting and sections which were fully revised by Bormann. Behrns also distributed a new set of later sections as rewritten by Bormann. Behrns said that for the rewritten sections, the order of subsections was considerably changed; and for those sections, it was less confusing to show just the new language, rather than show strike-throughs and underlines. Bormann's new versions are intended to make the "process" of applying for and securing subdivision approval more clearly.

Commission members decided to make a few further small changes to the first sections. They also discussed several matters of major substance. Bormann and Behrns debated the need for and timing of formal public hearings. Behrns argued for maximizing the opportunity for public comment. Bormann noted that, unlike zoning matters, Commissions can take less consideration of public opinion; subdivision proposals which follow the terms and standards of the regulations must be approved. Commission members eventually decided that the best place for public hearings was at the sketch plat stage for both major and minor subdivisions. No further formal hearings would be required for either the Commission or Board of Aldermen at the Preliminary Plat or Final Plat stages.

The Commission also spent time on an important new requirement for traffic studies for larger subdivisions. This parallels a requirement of Boone County. The new language would also require that a developer be required to make and pay for improvements to streets and roads not actually owned by the developer. These could include enlarged and reconstructed connections to primary streets and construction of the half of a perimeter street on the side of an adjoining property owner. Commission agreed that such requirements would not apply to future phases of subdivisions which have already received preliminary plat approval. So that adjacent owners did not get a free ride, Commissioners asked that Behrns write additional provisions to require reimbursement of an initial developer if the adjacent property subdivides within five years. The language would be similar to that which already requires cost sharing on sanitary sewers.

The Commission reviewed the new version through Section 30.1-10. At the next meeting, Behrns will present a corrected update of the sections covered this evening and the review will continue from there.

Commission members agreed to next meet at 6:00 p.m. on Thursday, January 30.

Bormann moved the meeting be adjourned. Hughes seconded the motion. All present ayes and the motion was passed.

The meeting adjourned at about 7:20 p.m.