

AGENDA

CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, July 10, 2014

7:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. Approval of Minutes of Previous Meetings
- III. Proposed Voluntary Annexation of Property–Thomas Patton
 - A. Public Hearing
 - B. Recommendation to Board of Aldermen
- IV. Zoning of Property Proposed for Voluntary Annexation–Thomas Patton
 - A. Public Hearing
 - B. Recommendation to Board of Aldermen
- V. Recommendation to Board of Aldermen Concerning Acceptance of Right-of-way for North Hickman Street
- VI. As May Arise
- VII. Adjourn

MEMORANDUM

From: Lynn P. Behrns
To: Planning & Zoning Commission Members
Date: July 1, 2014

Enclosed is the agenda for the next meeting of the Planning and Zoning Commission on Thursday, July 10, 2014 at 7:00 p.m. If you are unable to attend, please call me as soon as possible.

- Item II. Draft minutes for the minutes of the meeting of March 12 are enclosed.
- Items III. The Board of Aldermen has received a petition from Thomas Patton and his wife to annex property they presently owned at the northwest corner of North Hickman Street and Fairgrounds Road (soon to be Fairground Street). The property is shown on the enclosed map. By statute, the Aldermen have referred the matter to the Commission for a recommendation. I have advertized for public hearings before the Commission and later the Board. The Comprehensive Plan shows this property as a part of the future city limits. Presently, it is situated as a doughnut hole within the city boundaries. Staff suggests that the property be recommended for annexation.
- Item IV. If the property is annexed, it will have to be assigned a permanent city zoning designation. At my suggestion, the Pattons have requested that the property be zoned B-2. This is consistent with the Comprehensive Plan and is the same zoning applied to the land on three sides of the property proposed for annexation. The Pattons expect to sell the property to be the new site of a local church. This zoning category is agreeable to the prospective owners. Again, the matter has been advertized for public hearings—one at this Commission meeting and a second with the Board of Aldermen on July 21. Following the hearing, the Commission should make a formal recommendation to the Board.
- Item V. As can be noted on the enclosed maps, part of the property to be annexed is composed of the North Star Subdivision (in Boone County). Some land along the east side of that parcel was dedicated for right-of-way for North Hickman Street. Additional land was dedicated for the east side of North Hickman Street when the Green Gables Subdivision, Plat 1 was approved. This leaves a narrower section of the street at the north end. The future owners of the property have agreed in principal to dedicate additional right-of-way on the west side of the street sufficient to extend northward the right-of-way line started with the North Star Subdivision. The Commission is required to make recommendations concerning the acceptance of public streets. To cover all bases, I suggest that the Commission recommend to the Board that it accepts any such dedication of right-of-way whenever it is made.

[From conversations with the Pattons and the future owners, it is my expectation that the church will extend a sanitary sewer main in North Hickman along the full length of the property to the south line of the Pattons' home site. This will allow for Patton to have a sewer main available to serve their house, which is not presently service by the City.]

Meeting of the Planning and Zoning Commission for Wednesday, March 12, 2014.

The meeting was called to order by Chairman Patt Olsen at 7:00 p.m. Present were Mayor Tim Grenke, Don Bagley, James Lee, Guy Lee, Don Bormann, LeeAllen Smith, Dale Hughes, and Mark Mustain. Also attending were Lynn Behrns, Merritt Beck, and James Smith.

Hughes moved to approve the minutes of the February 19, 2014 meeting. Smith seconded the motion. All members present voted aye and the motion carried.

Behrns introduced what he hoped was a final draft of the proposed amended Subdivision Regulations. This version was previously distributed as a hard copy to all members for discussion. Most recent changes were corrections of typographic errors.

Beck reported that a public hearing had been advertized to take place at this time and date. The ad was in the March 5, 2014 issue of the Centralia Fireside Guard. Behrns said that he had a copy available for inspection at the front counter of the City offices and had personally given a copy to Boyd Harris

Olsen opened the public hearing and asked for comments. There were none from the audience. She asked for any comments from the Commissioners. There were none. Behrns said that prior to this meeting he had received no verbal or written comments from the public.

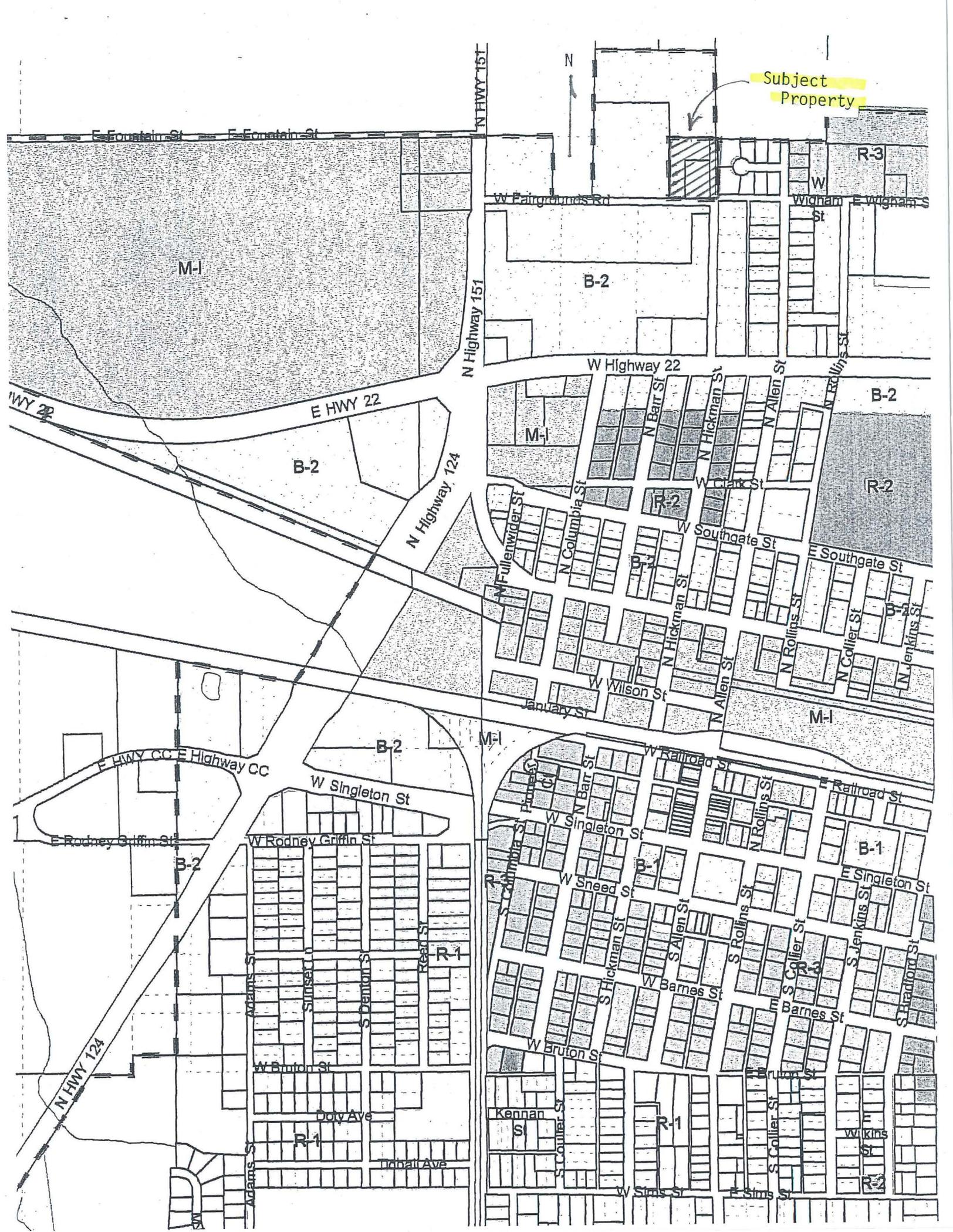
Olsen declared the public hearing closed.

Jim Lee then moved that the Planning and Zoning Commission recommend to the Centralia Board of Aldermen that they consider and adopt the draft Subdivision Regulations as an amendment to Chapter 30.1 of the City Code. Bormann seconded the motion. All members present voted in favor. There were no votes against or abstentions. The motion carried.

Behrns said there was no other business now pending for the Commission. He is working on an update of the Comprehensive Plan. Smith had previously volunteered to be on a subcommittee to aid in this task, but noted that his summer schedule is getting booked up. Behrns said that he hoped to have a full draft available before summer. Bormann and Mustain volunteered to also be on the subcommittee. The next meeting of the Commission will be called by the Chairman when there is business.

Smith moved that the meeting be adjourned. Mustain seconded the motion. All members voted in favor and the motion carried.

The meeting ended at about 7:10 p.m.



Subject Property



E Fountain St

N HWY 151

W Fairgrounds Rd

W Wigham St

M-1

B-2

R-3

HWY 22

E HWY 22

W Highway 22

B-2

N Highway 124

M-1

B-2

R-2

W Fullenwider St

N Columbia St

N Barr St

N Hickman St

N Allen St

N Rollins St

W Clark St

W Southgate St

E Southgate St

W Wilson St

January St

N Hickman St

N Allen St

N Rollins St

N Collier St

N Jenkins St

M-1

E HWY CC E Highway CC

B-2

M-1

W Singleton St

W Railroad St

E Railroad St

E Rodney Griffin St

B-2

W Rodney Griffin St

S Columbia St

W Singleton St

B-1

B-1

W Sheed St

W Sneed St

Hickman St

S Allen St

S Rollins St

S Rollins St

S Collier St

S Jenkins St

S Singleton St

S Jenkins St

S Bradford St

S Hickman St

W Barnes St

W Bruton St

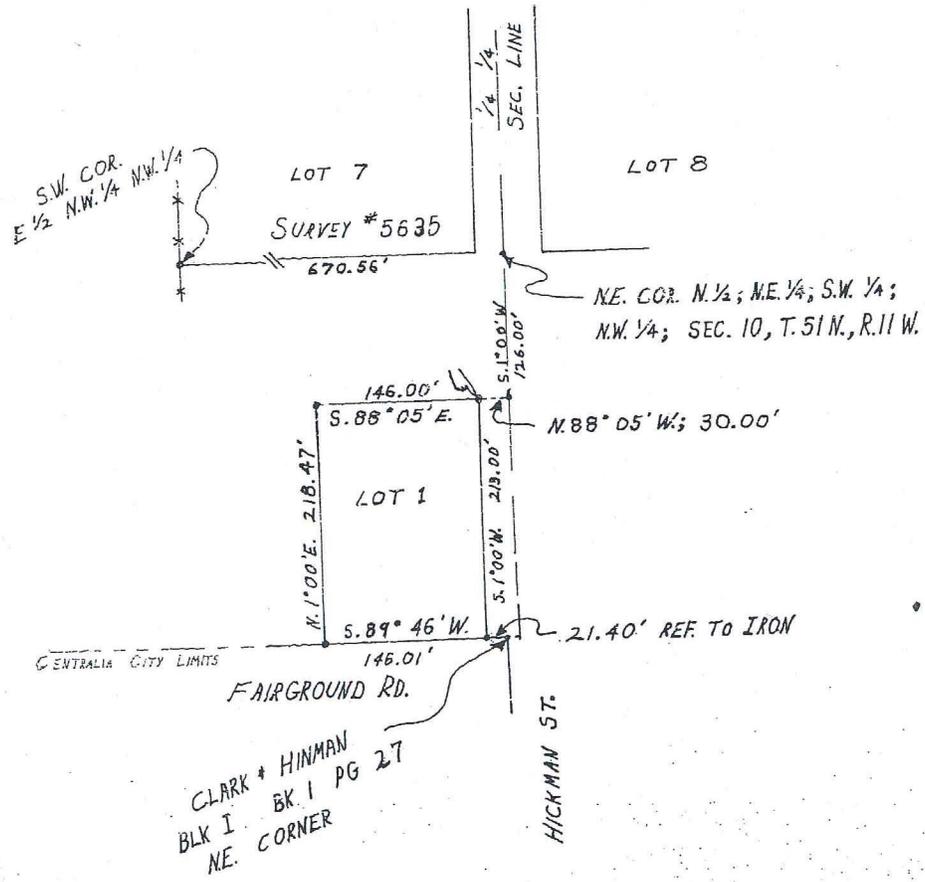
W Adams St

Filed for record on December 30, 1980 at 3:22 o'clock P.M. in Boone Co. Mo.
Instrument No. 13008 recorded in Book 14 page 77. Bettie Johnson, Recorder of Deeds.

NORTH STAR SUBDIVISION



SCALE 1" = 100'



GREEN

