

Meeting of the Planning and Zoning Commission for Thursday, July 10, 2014.

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

Those present participated in the Pledge of Allegiance.

Hughes moved to approve the minutes of the March 12, 2014 meeting. Smith seconded the motion. All members present voted aye and the motion carried.

Behrns introduced a request for voluntary annexation which was referred to the Commission by the Board of Aldermen. Thomas Patton is asking for the annexation of two parcels of land at the northwest corner of Hickman Street and Fairground St. The land is currently a “doughnut hole” within the city boundaries. Patton intends to sell the property to be a new site for a church. Annexation would be a condition for supplying sewer service in this instance. Staff recommends the annexation.

Behrns reported that a public hearing had been advertized to take place at this time and date. The ad was in the June 25, 2014 issue of the Centralia Fireside Guard.

Olsen opened the public hearing and asked for comments.

Bedsworth said he was not opposed to the annexation *per se*. He described more of the history of the property. He asked about the status of the portion of Hickman Street which extends north of Fairground Street. Behrns explained how some right-of-way had been dedicated during the platting of the Green Gables Subdivision on the east and the North Star Subdivision, which is a portion of the area proposed for annexation. The remaining roadway would be addressed later in the meeting. Beck elaborated on the legal aspects of right-of-way dedications. Davidson had technical questions about drainage, but also did not voice any opposition to the annexation.

Olsen declared the public hearing closed. 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.

Smith then moved that the Planning and Zoning Commission recommend to the Centralia Board of Aldermen that they approve the voluntary annexation of the property as described. Lee seconded the motion. All members present voted in favor. There were no votes against or abstentions. The motion carried.

Behrns the asked the Commission to consider set a zoning designation for the Patton property, once it is annexed. He has suggested that the property could be B-2 (Highway Business District), and this was the zoning requested by the Patton’s. This would allow the church some flexibility with setback requires, however a church is allowed in every zone district in the City. The zoning for the properties on the north, west, and south sides of this property is already B-2. The properties in the subdivision to the east are in the Green Gables Subdivision and are zoned R-1 (One-Family Residence District). The Commission needs to make a recommendation to the Board of Aldermen to allow them to make a zoning designation by ordinance at the proper time.

Again, Behrns reported that a public hearing had been advertized to take place at this time and date. The ad was in the June 25, 2014 issue of the Centralia Fireside Guard.

Olsen opened the public hearing and asked for comments.

Bedsworth told the Commissioners that he would like them to consider R-1 zoning. He had some concerns about uses for B-2, if the Church did not get built. The amount of possible impervious surface and drainage matters were again brought up. Bormann and Behrns both said that the stormwater from this property should flow either north toward farmland or south to a ditch that then runs west along Fairground to a creek/swale that also drains north and northwest on Crawford farmland.

Olsen declared the public hearing closed. She asked for any comments from the Commissioners. Several acknowledged that B-2 uses might be too intense for adjacent single-family residence. However, they also said that most of the adjacent property had already been zoned B-2, including both sides of the 700 block of North Allen Street. Behrns said that prior to this meeting he had received no verbal or written comments from the public. There was other discussion of a general nature, not directly related to the application of zoning.

Hughes then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the property be zoned B-2 (Highway Business District) upon its annexation. Smith seconded the motion. On roll call vote all members present voted in favor of the motion and it passed.

Behrns noted that there would be another public hearing before the Board of Alderman after the property was annexed. If those in attendance wished, they could again address the designation before any ordinance was adopted.

Behrns reported that part of the property to be annexed was composed of the North Star Subdivision within Boone County. Additional property had been dedicated for the purpose of widening North Hickman Street. A similar right-of-way dedication was made during the platting of the Green Gables Subdivision. That leaves a narrower street for about the north 101 feet of the property to be annexed. Behrns asked the Commission to recommend to the Board of Aldermen to make a request for additional right-of-way sufficient to have a consistent street width along the entire distance.

Smith then moved that the Board of Aldermen should ask the future owners of the property proposed to be annexed to dedicate additional street right-of-way for a portion of North Hickman, so that the street will maintain a constant width; and that the Board of Aldermen accept such right-of-way dedication if offered. Lee seconded the motion. On roll call vote all members present voted in favor of the motion and it passed.

Behrns noted that part of the arrangements for the Church to purchase the property would lead to an extension of the sanitary sewer north from Fairground St. to the south boundary of the Patton residence. This would serve the Church and would allow for Patton (and the Mackbee house which is across the street) to connect for service. It should also run at a grade that will allow future sewer service to a considerable distance to the north if that farmland was ever developed.

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

The meeting ended at about 7:47 p.m.

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