

## **Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, June 11, 2015.**

The meeting was called to order at 6:00 p.m.

I. ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Guy Lee, Harvey Million, Dale Hughes, Mayor Tim Grenke, Mark Mustain, Don Bormann, Don Bagley, Jim Lee, Absent: None City Attorney, Merritt Beck and City Administrator, Matt Harline present.

II. Pledge of Allegiance  
Those present recited the pledge.

Chairman Smith asked for comments or corrections to the previous minutes. Chairman Smith noted that in three place he was referred to as Chairman Lee. Harline said those were errors. **Bormann made a motion to approve the minutes of the April 9, 2015 meeting, as amended that was seconded by Guy Lee and approved unanimously by voice vote.**

### III. Proposed change to M-1 Zoning height restrictions

Harline noted that the current MFA grain elevator is in excess of the 100 foot height restriction but that Jim Gesling of MFA told him it was older than 1961 and therefore the structure was a legal non-conforming use. Harline stated that he issued the building permit and then realized that the proposed structure was in excess of the M-1 limits. Harline reviewed a detailed memo that he had sent in the packet that explained the two options he was suggesting and the reason that he recommended changing the height restrictions in M-1 zoning to allow for either specific exceptions or to remove all restrictions to the height limit as the City of Columbia has done.

Harline said that if we went the route of making exceptions he would not include display signs. In reply to questions from Bormann he stated that our limit was 100 feet and that he did not recommend changing that, only adding exceptions. Hughes noted that he read one city had no limit except as required by the FAA. Harline replied that was correct, that Sedalia allowed elevators in its agricultural zone with only the FAA limits. Harline noted that the Boone County's ordinance was not included as it was based on setbacks equal to the height of the building. Bormann noted that Boone County's ordinance was based on the idea that if a structure fell it would fall on the property it stood on, although most structures actually collapse instead of falling over intact.

Chairman Smith asked for additional discussion or ideas. Bormann noted that exceptions were typical. Bormann noted that a church steeple over 100 feet would be pretty big. Harline noted that in Option A he listed some exceptions and that would fit in Sec. 31-35 which seemed to anticipate such exceptions. Harline said that we might not want electronic display signs in the exception. Harline said that the Commission might want to amend Section 31-35 to include language in Option A except striking the words

“electronic display signs.” In response to a question from Bormann, Harline said that the Board of Aldermen would have to hold an advertised public hearing, but that was not a requirement of the Planning and Zoning commission.

**Hughes made a motion to recommend to amend Article XII: Height, Yard and Area Exceptions and Additional Regulations; Section 31-45 to read: “Parapet walls shall not extend more than six (6) feet above the height limit in any given zoning district. Flagpoles, chimneys, cooling towers, elevator bulkheads, penthouses, finials, gas tanks, grain elevators, stacks, storage towers, radio towers, ornamental towers, monuments, cupolas, domes, spires, standpipes and necessary mechanical appurtenances are exempt from height restrictions.” Bormann seconded the motion which passed by a unanimous voice vote.**

#### IV. Discussion of Comprehensive Plan update

Harline referred to the memo and said that although he is not wild about the idea of all those meetings but he felt that establishing four subcommittees and getting input on a variety of issues would be valuable. Much of the data has already been gathered by Lynn Behrns, Harline noted, but he would envision that, for instance, for economic development we would want to hear from the Chamber of Commerce, CREDI and the EEZ Board and then incorporate their ideas and priorities in our Comprehensive Plan. Harline said in the end we would produce a document that would be available on line that would not be for everybody but might be important to someone who was thinking of moving their business or family to town. Harline said the goal would be to have a document that held our priorities and that could guide our choices. Harline said that when we were deciding among road projects that this would help us choose. Harline stated that a plan document would inform future decisions for land use in the City and in the area nearby that surrounds Centralia. Harline said that what he is looking for is suggestions for individuals to serve and for the preferences of Commission members for serving on a committee. Harline added that this was not a visioning process.

Chairman Smith said that he had asked Jim Enlow to serve and that he had indicated he was willing to serve. Grenke asked if the plan was to have the first meeting in August and Harline replied in the affirmative. Jim Lee stated that he would be willing to serve on the Community Facilities Subcommittee. Harline asked if Jim Enlow was going to be on the same committee and Smith replied that Mr. Enlow agreed to serve but the exact capacity had not been determined. Grenke asked if there would be an organizational meeting in July and Harline said yes that was his plan.

#### V. As May Arise

None.

**Bagley made a motion to adjourn that was seconded by Grenke and approved unanimously by voice vote.** The meeting adjourned at 6:25 p.m.