

AGENDA

CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, October 8, 2015

6:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. Pledge of Allegiance
- III. Approval of Minutes of Previous Meetings
- IV. Public Hearing to Consider Proposed Change to Rear Yard Setbacks in the R-1 Zoning District
- V. Public Hearing to Consider Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment
- VI. Discussion of Proposed Change to Rear Yard Setbacks in the R-1 Zoning District and Recommendation
- VII. Discussion of Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment and Recommendation
- VIII. As May Arise
- IX. Adjourn

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 places he was referred to as Chairman Lee. Harline said those were errors will be corrected. **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 FFA. Harline replied that was correct, that Sedalia allowed elevators in its agricultural zone with only the FFA limits. Harline noted that the Boone County ordinance was not included as it was based on set back 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 online 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 near 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.

From: Matt Harline, City Administrator
To: Planning & Zoning Commission
CC: Merritt Beck, City Attorney
Date: October 6, 2015
Re: General Meeting Notes



Item IV. & IV. Proposed change to rear yard setbacks in R-1

At their regular meeting on July 20, 2015 the Board of Aldermen asked the Planning and Zoning Commission to make a recommendation after review of the rear yard setbacks in R-1 districts if a setback of less of 25 feet would be more reasonable.

Centralia City Code

Section 31-20.

In District "R-1", the height of buildings, the minimum dimensions of lots and yards and the minimum lot area per family permitted upon any lot shall be as follows:

- A. Height. No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height; except, as provided hereafter.
- B. Rear Yard. The depth of the rear yard shall be not less than thirty (30) percent of the depth of the lot; provided such depth need not be more than a total of thirty (30) feet.
- C. Front Yard. There shall be a front yard not less than twenty-five (25) feet in depth; except, as provided hereafter.

Recently, the City has been approached by three separate people in the development community that have expressed the opinion that it is difficult to build in cul-de-sacs with the 30 foot setbacks. A copy of the comments of one local developer is included in the packet. Recent experience suggests that the 30 foot rear yard setback may be limiting the ability to develop some existing platted lots.

Indeed based on measurements in the Southwest Country Estates Plat 3 there is only 40 feet of depth to put a house on lots 50 or 51 with the 30 foot front yard setback, with the side. The deeper set back is necessary to conform the requirement that the frontage of the lot be 60 feet at the building line. The other two lots on Kelli Court have slightly more room.

No house has been constructed yet on lots 7, 8, 17, 18, 27 or 28 in Plat 1 of the same subdivision, and they have almost identical dimensions.

The City of Columbia requires only 25 foot or 25% setbacks in R-1 and R-2 zoning districts for rear yards. The County of Boone requires only 25 foot setbacks in R-S, R-D and R-M zoning districts for rear yards. Moberly requires 30 feet or 20% whichever is less.

During the past year we have had two applications to the Board of Adjustment, both appeals involved set back variances on cul-de-sac lots in single family dwellings. In each case there were options and one variance was granted and one wasn't. Other than these two instances no other applications have been submitted for cul-de-sac lots in these smaller lot single family subdivisions.

Staff recommendation: Staff feels that a reduction in the rear yard setback to twenty-five (25) feet or 25% of the lot distance whatever is less, in R-1 and by reference in R-2 zoning districts is warranted. The Commission may like to restrict this change to cul-de-sac lots where the front yard setback exceeds twenty-five (25) feet. Staff feels that this would be slightly more difficult to enforce but would be acceptable as well.

Item V. & VII Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment

At the Board of Aldermen meeting of August 17, 2015 they made a request that the Planning and Zoning Commission review the fees assessed for appeals. They asked the Commission to consider the request made by the Board of Adjustment at their last meeting on August 14, 2015, that the fees be raised from a maximum of \$25 to a maximum of \$100. The fees are set by ordinance in Chapter 31 and therefore a recommendation from the Planning and Zoning Commission is required.

Centralia City Code Section 31-63

“Appeals to the Board may be taken by any person aggrieved, or by any officer, department, Board or bureau of the City affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board a notice of appeal, specifying the grounds thereof, and a filing fee as required by the rules of the Board, not to exceed twenty-five dollars (\$25.00). The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. ...”

The cost for advertising the last meeting exceeded \$200. There were additional costs for posting a sign on the property and mailing notices and of course staff time. In addition the City paid for a court reporter. The current fee seems to have been established along with the code in 1961.

Matt Harline

From: Matt Harline
Sent: Wednesday, October 07, 2015 1:20 PM
To: Phyllis Brown
Subject: FW: Letter in support of reducing rear yard set backs

From: BHarris@farmersnational.com [mailto:BHarris@farmersnational.com]
Sent: Wednesday, October 07, 2015 8:18 AM
To: Matt Harline <Cityadmin@centraliamo.org>
Subject: Re: Letter in support of reducing rear yard set backs

Mr. Harline

Please accept this letter as communication from the partners of Country Land, LLC, the owners of the Southwest Estates Subdivision. We have considered the current building ordinances and would strongly be in support of changing the rear-yard setback in Centralia to 25' rather than 30'. This will bring Centralia in line with the current guidelines for Boone County and the City of Columbia. Not that we have to do everything exactly as they do but there is benefit in consistency. Further, and more importantly, this will enable construction of more desirable homes and better use of land. Also, for developers with cul-de-sac lots this will greatly enhance the ability to use those lots and better place a home on an irregularly shaped lot. We would be supportive of the change to the rear-yard setback but would suggest that side-yard and front-yard standards be kept as they are.

I trust this letter will be supportive of a positive action from the Planning and Zoning Commission.

Respectfully,

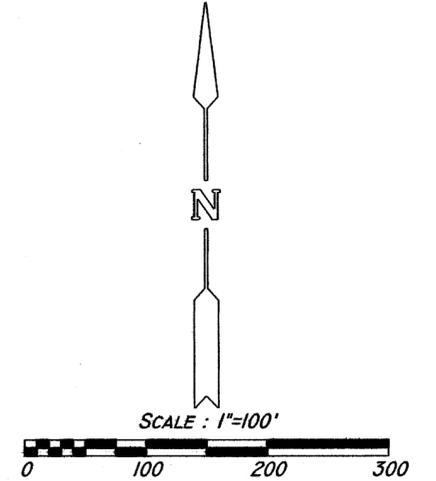
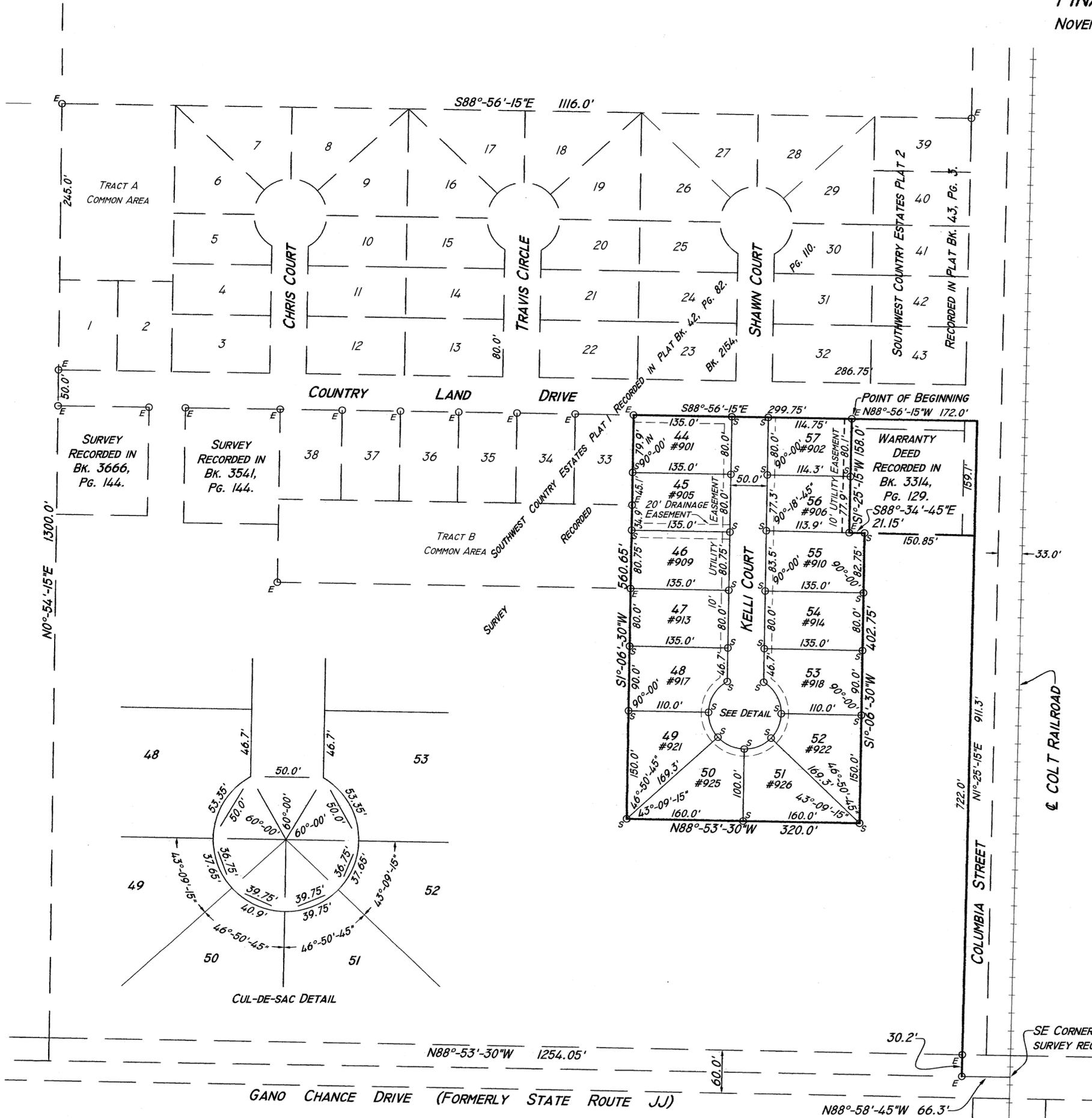
Boyd L. Harris, ALC
Accredited Land Consultant
Agent/Auctioneer/Appraiser
Farmers National Company
1397 East Highway 22
Centralia, MO. 65240
573-682-6500
Fax: 573-682-9813

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SOUTHWEST COUNTRY ESTATES, PLAT 3

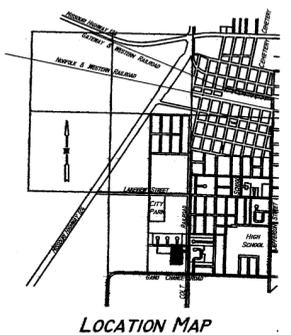
FINAL PLAT
NOVEMBER 1, 2013



BEARINGS ARE REFERENCED TO GRID NORTH (NAD83) OF THE MISSOURI CENTRAL ZONE BY GPS.

BENCHMARK - NORTH RIM MANHOLE B3 LOCATED 5'± SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTRY LAND DRIVE AT THE WEST RIGHT-OF-WAY LINE OF KELLI STREET. ELEVATION = 885.16

LEGEND
E EXISTING
⊕ IRON PIPE
ALL MONUMENTS WERE SET BY THIS SURVEY UNLESS SHOWN OTHERWISE.



- NOTES:**
1. KELLI COURT IS 28 FEET FROM BACK OF CURB TO BACK OF CURB.
 2. SIDEWALKS ARE TO BE BUILT ALONG BOTH SIDES OF KELLI COURT.
 3. THE BUILDING SETBACK LINE IS 25 FEET FROM THE STREET RIGHT-OF-WAY LINE, EXCEPT FOR LOTS 49, 50, 51, AND 52, WHERE THE BUILDING SETBACK LINE IS 30 FEET FROM THE STREET RIGHT-OF-WAY LINE.

BORMANN SURVEYING

Donald E. Bormann
DONALD E. BORMANN
REGISTERED LAND SURVEYOR
LS-2012

DATED THIS 11TH DAY OF NOVEMBER, 2013.



Date and Time: 03/12/2014 at 01:11:46 PM
Instrument #: 2014003740 Book: 48 Page: 17
Grantor: COUNTRY LAND LLC
Grantee: SOUTHWEST COUNTRY ESTATES PLAT 3
Instrument Type: PLAT
Recording Fee: \$69.00 S
No. of Pages: 2



Bettie Johnson
Bettie Johnson, Recorder of Deeds

SE CORNER 16-51-11 AS SHOWN BY A SURVEY RECORDED IN Bk. 2154, Pg. 110.

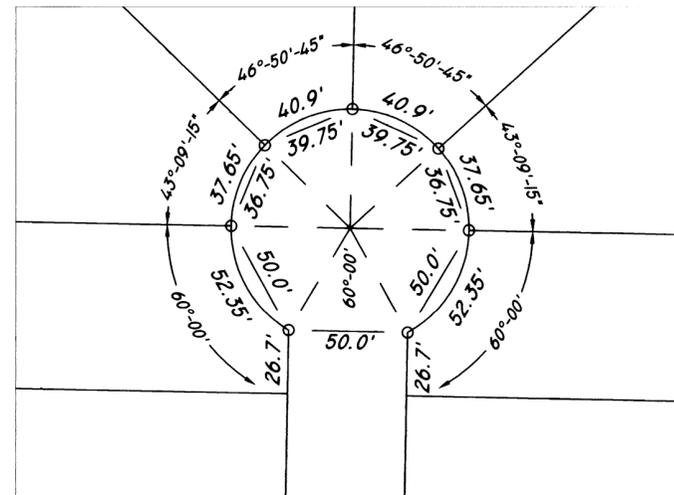
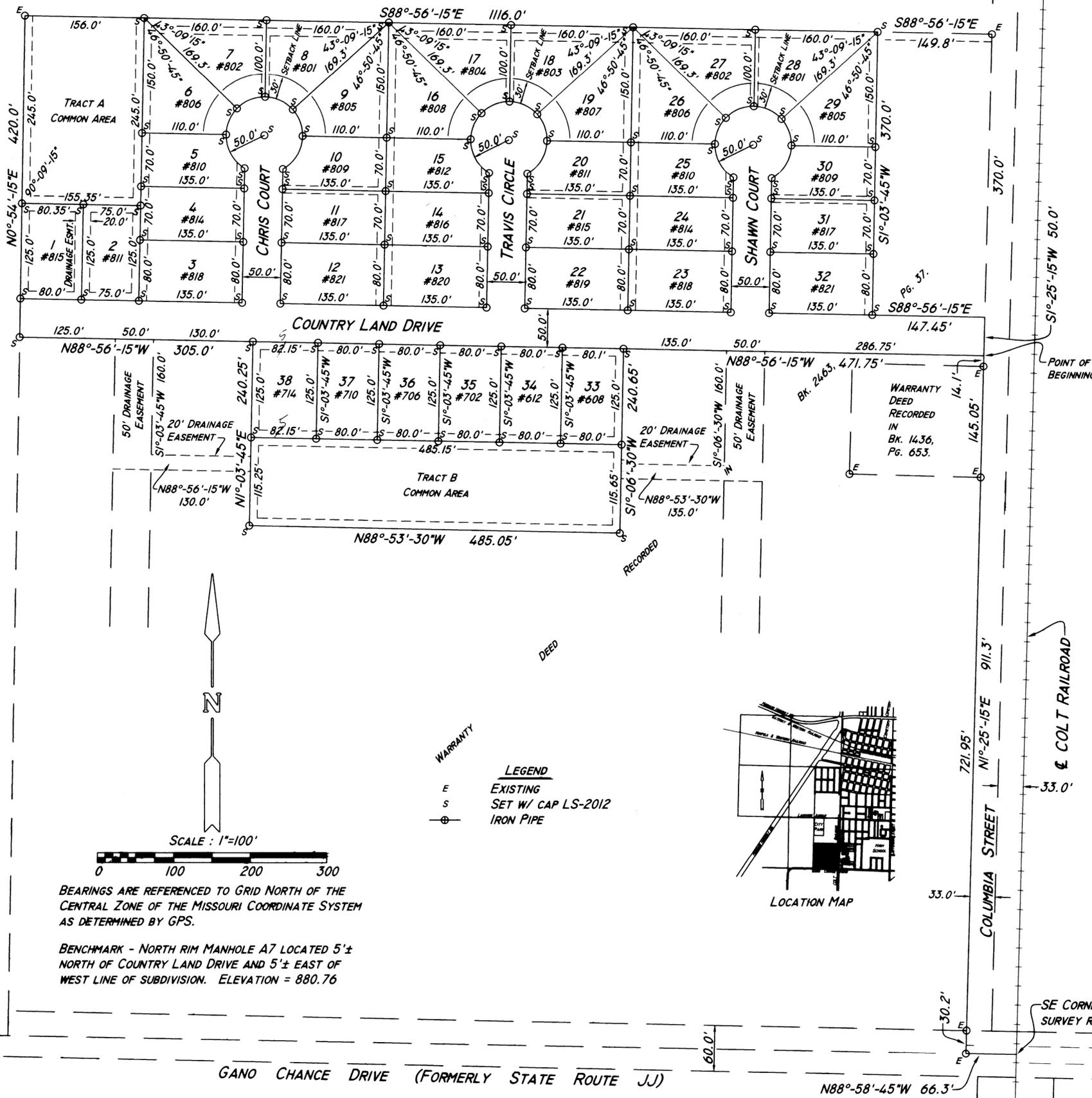
SOUTHWEST COUNTRY ESTATES, PLAT 1

FINAL PLAT

JULY 7, 2006

WARRANTY DEED RECORDED IN Bk. 1363, Pg. 359.

WARRANTY DEED RECORDED IN Bk. 483, Pg. 89.



TYPICAL CUL-DE-SAC DETAIL (SCALE: 1"=50')

NOTES:

1. ALL LOT LINES FORM A 90°-00' ANGLE, UNLESS OTHERWISE SHOWN.
2. THERE IS A 20-FOOT DRAINAGE EASEMENT CENTERED ON THE LOT LINES BETWEEN LOTS 1 & 2.
3. THERE IS A 10-FOOT DRAINAGE EASEMENT CENTERED ON THE LOT LINES BETWEEN LOTS 7 & 8, LOTS 17 & 18, AND LOTS 27 & 28 EXCEPT THE NORTH 10 FEET OF SAID LOTS.
4. THERE IS A 10-FOOT DRAINAGE EASEMENT ON THE SOUTH 10 FEET OF THE NORTH 20 FEET OF LOTS 6, 7, 8, 9, 16, 17, 18, 19, 26, & 27.
5. THERE IS A 10-FOOT UTILITY EASEMENT ON THE NORTH 10 FEET OF LOTS 6, 7, 8, 9, 16, 17, 18, 19, 26, & 27.
6. THERE IS A 10-FOOT UTILITY EASEMENT CENTERED ON THE LOT LINES BETWEEN LOTS 10 & 11, 20 & 21, AND 30 & 31.
7. DRAINAGE AND UTILITY EASEMENTS SHOWN OUTSIDE OF THE SUBDIVISION BOUNDARIES ARE TO BE DEDICATED BY SEPARATE DOCUMENT.
8. ALL OTHER EASEMENTS SHOWN BY DASHED LINES ARE 10-FOOT UTILITY EASEMENTS AS MEASURED FROM THE LOT LINE. EASEMENTS SHOWN ON BOTH SIDES OF LOT LINES ARE A TOTAL OF 20 FEET.
9. THE BUILDING SETBACK LINE IS 25 FEET FROM THE STREET RIGHT-OF-WAY LINE, UNLESS OTHERWISE SHOWN.
10. COUNTRY LAND DRIVE IS 32-FEET WIDE FROM BACK OF CURB TO BACK OF CURB.
11. THE THREE CUL-DE-SAC STREETS ARE 28-FEET WIDE FROM BACK OF CURB TO BACK OF CURB.
12. SIDEWALKS ARE TO BE BUILT ALONG BOTH SIDES OF COUNTRY LAND DRIVE, CHRIS COURT, TRAVIS CIRCLE, AND SHAWN COURT.
13. THE SURVEY RECORDED IN BOOK 2154 AT PAGE 110 OF THIS PROPERTY INCORRECTLY SHOWS THE LOCATION OF THE NORTHWEST CORNER OF THIS TRACT. AN EXISTING IRON PIPE WAS RECOVERED FOR THAT CORNER AND IS USED FOR THIS SUBDIVISION.

BORMANN SURVEYING

Donald E. Bormann
DONALD E. BORMANN
REGISTERED LAND SURVEYOR
LS-2012

DATED THIS 24TH DAY OF JULY, 2006.



Recorded in Boone County, Missouri
Date and Time: 08/18/2006 at 08:46:03 AM
Instrument #: 2006022441 Book:40 Page:82
Grantor: COUNTRY LAND LLC
Grantee: SOUTHWEST COUNTRY ESTATES PLAT 1
Instrument Type: PLAT
Recording Fee: \$60.00
No. of Pages: 2



SE CORNER 16-51-11 AS SHOWN BY A SURVEY RECORDED IN Bk. 2154, Pg. 110.

Centralia Fireside Guard

P.O. Box 7
Centralia MO 65240

ADVERTISING STATEMENT / INVOICE

1/1

BILLING DATE	TERMS OF PAYMENT
08/31/2015	LWPubs - Missouri Terms

BILLED ACCOUNT
CITY OF CENTRALIA 114 S. ROLLINS CENTRALIA , MO 65240

BILLED ACCOUNT NO.	AGENCY/CLIENT
00020301	00020301
NAME OF AGENCY/CLIENT	
CITY OF CENTRALIA	

DATE	TRANS #	DESCRIPTION	INS	SIZE	INCHES	AMOUNT	TOTAL
07/31/2015		Balance Forward					283.00
08/05/2015	300347257	Board of Adjustment PO 47236 -	1	2 x 7	14.00	101.50	384.50
08/05/2015	300347258	Fire Truck Financing PO 47236 -	1	2 x 3	6.00	43.50	428.00
08/05/2015	300347262	Impala For Sale Bid PO 47236 -	1	2 x 2	4.00	29.00	457.00
08/12/2015	300347850	Real Estate Taxation PO#47328 -	1	3 x 6.5	19.50	141.38	598.38
08/19/2015	300348343	Bid Invite Conduit 47239 - 00141077 Bid	1	3 x 9	27.00	195.75	794.13
08/19/2015	300348362	Board of Adjustment PO 47236 -	1	2 x 7	14.00	101.50	895.63
08/24/2015	400139467	Payment Check 59410				-283.00	612.63
08/26/2015	300349355	Real Estate Taxation PO#47503 -	1	3 x 6.5	19.50	141.38	754.01

CURRENT	AGING			
	1 - 30	31 - 60	61 - 90	91 - 120
\$ 754.01	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

TOTAL NET AMOUNT DUE
\$ 754.01