

## **Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, October 8, 2015.**

The meeting was called to order at 6:01 p.m.

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Guy Lee (late), Dale Hughes, Mayor Tim Grenke, Mark Mustain, Don Bagley, Jim Lee, Absent: Harvey Million and Don Bormann. Also present were City Attorney, Merritt Beck and City Administrator, Matt Harline.

### Pledge of Allegiance

Those present recited the pledge.

Chairman Smith asked for comments or corrections to the previous minutes. **Hughes made a motion to approve the minutes of the June 11, 2015 meeting, that was seconded by Bagley and approved unanimously by voice vote**

### Public Hearing to Consider Proposed Change to Rear Yard Setbacks in the R-1 Zoning District

Chairman Smith opened the Public Hearing. There were no comments from the Public. Harline noted that one written comment had been received by Boyd Harris and it was included in the packet and Mr. Harris was in favor of the proposal for 25 foot rear yard setbacks.

Harline noted that an advertisement had been published in the Centralia Fireside Guard noting that a public hearing would take place here at 6:00 p.m. tonight and another public hearing would take place before the Board of Aldermen at 7:00 p.m. on October 19<sup>th</sup>.

Chairman Smith closed the public hearing.

### Public Hearing to Consider Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment

Chairman Smith opened the Public Hearing. There were no comments from the Public.

Harline noted that an advertisement had been published in the Centralia Fireside Guard noting that a public hearing would take place here at 6:00 p.m. tonight and another public hearing would take place before the Board of Aldermen at 7:00 p.m. on October 19<sup>th</sup>.

Jim Lee asked what the current fee was. Harline said the current fee is \$25 which apparently was set in 1961. Chairman Smith closed the public hearing.

### Discussion of Proposed Change to Rear Yard Setbacks in the R-1 Zoning District

(Guy Lee arrived). Harline explained the current rule was that rear yard setbacks was thirty feet or 30% of the lot depth. Harline said that he had received two phone calls in

support of the twenty-five foot setback. Harline noted that we had had two hearings at the Board of Adjustment and that both involved set back problems on cul-de-sac lots. Harline said that in both cases a 25 foot rear yard setback would have made it easier to fit the house, although he was not saying that no geometry would have allowed a different answer in those two cases. Harline noted that in the Southwest Country Estate subdivision there were twelve unused cul-de-sac. Harline said that several lots have 100 foot lot depths at their shortest, and in cul-de-sacs you had to push your building line back to a point with a 60 foot frontage. Grenke asked if they combined the lots at the end of the street that would help. Harline said it might or might not.

Harline noted that R-2 references the lot setbacks in R-1. He asked Beck if that would by reference change R-s and Beck answered in the affirmative. Harline said that in the equivalent zone in Boone County (R-S) the rear yard setback was 25 feet, and in the City of Columbia it was 25 feet or 25% [editor's note: the rear yard setback is 25 feet or 30%] of the lot depth, whichever is less.] Grenke asked if this would affect lots that were already built and Harline said that they could build farther back. Harline said that 25 feet, but not 25% would be his preference. Harline said that only lots that are 75 feet [editor's note: lots 83.33 feet] or shorter would become non-conforming. Grenke asked if this would only be for new building. Bagley noted that people could alter their plans and build farther back. Harline said that this would apply to all lots. Harline noted that Bormann had expressed support for the change to him personally.

Smith noted that 232 South Bradford was an example of a lot that would become non-conforming. Grenke suggested a lot on South Allen. Harline said that they could include a phrase to incorporate 25% of the lot as the rule. Hughes asked if staff preferred adding the 25% option. The Committee studied some specific examples. Bagley noted that if we create a legal non-conforming lot then if it burns down, you might not be able to rebuild and the 25% helps that. Jim Lee stated that since we are trying to encourage the demolition and rebuilding on the older lots where the smaller lots are and so he slightly favored the 25% or 25 feet approach. Harline noted that in some of the older neighborhoods the front setback was less than 25 feet because the front yard setback on those streets was set by the average of the setbacks on that street and that would help.

**Bagley made a motion to recommend to amend Section 31-20 B to read: "Rear Yard. The depth of the rear yard shall be not less than twenty-five (25) feet." The motion was seconded by Tim Grenke and approved unanimously.**

#### Discussion of Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment

Harline said that he had included the bill for the last Fireside Guard in the packet and that the bill was over \$200 for both of the two ads required. Harline added that the cost of the court reporter had been \$100 and \$150 for the last two hearings. Harline added that this was a public process and he wasn't looking to recover all the costs or make it difficult for an appeal, but he would like to recover a bit more of the costs.

**Hughes made a motion to increase the fees to one hundred dollars (\$100.00) that was seconded by Bagley and approved unanimously by voice vote.**

I. As May Arise

None.

**Grenke made a motion to adjourn that was seconded by Mustain and approved unanimously by voice vote. The meeting adjourned at 6:30 p.m.**

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