

## **Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, February 4, 2016.**

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

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Guy Lee, Dale Hughes, Mayor Tim Grenke (late), Mark Mustain, Harvey Million, Don Bagley, Jim Lee, and Don Bormann Absent: None. 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. Harline noted that they had been sent out in the packet. **Hughes made a motion to approve the minutes of the October 8, 2015 meeting that was seconded by Bagley and approved unanimously by voice vote**

### Public Hearing to Consider Proposed Voluntary Annexation of Property by Thomas and Eileen Patton

A.

Harline reported that Thomas and Eileen Patton have requested annexation of the property into the City limits. Harline said that it was compact and contiguous to the City and that all services could be provided immediately, and in fact the main reason for the annexation was to obtain City sewer. Harline noted that the property size was about the size of a City lot and a building could be constructed with all setbacks being met. Harline added that while the owners were hoping to annex the property, similar to a recent annexation to the Cornerstone Baptist Church and then planning to sell it to their grandson Matthew Ingebritson to build a house, but they chose not to annex the remaining 5.3 acres so that they could continue to use it under less restrictive County laws.

Harline said that the utilities could be provided and that the staff recommends that if the Commission feels that the annexation is appropriate as well they might chose to make a motion to send a recommendation in favor of annexation to the Board of Aldermen.

Bormann asked about the requirements of this owner and the Cornerstone Baptist Church to build a street. A rather lengthy discussion of lot splits versus subdivision requirements and the risk of the City accepting the responsibility of upgrading North Hickman Street. Bormann said that he felt that the Church and others may someday come to the City and ask to upgrade the street, but maybe the Church should be required to subdivide their property before they get a building permit so that they can be required to help build the street. There was further discussion about establishing an escrow account and how the expansion of North Hickman should be paid for. Bormann noted that we needed to treat everyone the same and new subdivisions are required to construct their own new streets. Harline noted that this had been an issue on existing platted streets in the City as well.

Harline asked what the Commission would like to require of the property owner. Bormann noted that none of the land for Hickman Street right of way came from the Green Gable subdivision, so the full width might have to come off this property.

Chairman Smith officially opened the Public Hearing. There were no comments. He closed the public hearing.

#### B. Recommendation

Harline asked if someone would like to make a motion on the annexation. Bormann noted that North Star Subdivision (adjacent to part of the Church property) seems to have dedicated 30 feet of right of way for street construction. There was further discussion about the expectations for street improvements. Guy Lee noted that the property owners only wanted sewer. Bagley said that there may need to be some stipulation on the annexation that they may need to be responsible for construction of a part of the road. Mustain said it needs to be determined if this is actually a subdivision or a lot split. Bormann said that lot splits are not supposed to be allowed to avoid installing infrastructure. Bormann said he did not want the City to be obligated to build that street. Mustain noted that a similar series of lot splits were allowed on Gano Chance Road.

Bormann suggested that the City does not ask for any right of way so that the responsibility will be on the future developers.

**Bagley made a motion to recommend annexation subject to the condition that the owners being informed that they will have future obligations toward the construction of a street and that the City is not asking for or requiring any dedication of right-of-way. The motion was seconded by Guy Lee and approved by unanimous voice vote.**

#### Public Hearing to Consider Zoning of Property Proposed for Voluntary Annexation by Thomas and Eileen Patton

Chairman Smith opened the Public Hearing. There were no comments from the Public so Smith closed the public hearing.

Harline stated that B-2 zoning had been requested by the applicant to match the zoning on the properties to the south that the Patton's had previous annexed. The current zoning on the property was R-S in the County. The recommended zoning in the 2007 Land Use Plan was to have Residential zoning, but just to the north is planned as industrial and just to the South the plan reflects the existing Commercial.

Harline noted the requested zoning is basically the same request as was made for the Cornerstone Baptist Church annexation to the south. Hughes asked about zoning for a farm and Harline replied that Centralia does not have an Agricultural or A-1 zoning as Columbia does, or used to.

Bormann said that he wasn't sure if R-1 wouldn't be more logical. Jim Lee said that the

owner asked for B-2 and it is directly adjacent to the B-2 zoning in the City. Mustain noted that it was a very small property. Harline noted that by itself you couldn't get many B-2 uses on that property but he had requested that. Harline noted that the City would have the right to rezone the property to a residential zoning in the future. Million pointed out that the Church obtained B-2 zoning.

Harline said that the staff recommended approving the B-2 zoning because that was what property owner requested. Harline added that as a City Administrator he is inclined to try to bring land into the City for organized and coordinated development.

**Grenke made a motion to recommend B-2 zoning to the Board of Aldermen The motion was seconded by Jim Lee and approved by unanimous voice vote**

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 so Smith closed the public hearing.

Harline explained that this had already been approved in essence by the Commission and the Board of Aldermen, but in drafting the ordinance Harline said that he deleted the entire section but only replaced the first paragraph so this restores the entire section. Harline added that the cost for a hearing was closer to three times this amount for an appeal, but he would like to recover a bit more of the costs. Harline noted that the Board of Adjustment had been asked for a recommendation for a fee increase to \$75 or \$100 and they had recommended increasing the fees to \$100 at their last meeting. Harline noted that it was not the City's intention to discourage appeals, nor to recoup all costs since this was a public process.

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

Comprehensive Plan Process Update

Harline said that he was progressing toward beginning the process with the help of the MRPC and possibly they could look at "sunsetting" subdivision rules and force developers to follow new policies. Harline said developing a better Capital Improvement Project list is one of his goals.

As May Arise

None.

**Bagley made a motion to adjourn that was seconded by Guy Lee and approved unanimously by voice vote.** The meeting adjourned at 7:10 p.m.