

**Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, August 11, 2016.**

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

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Alderman Jim Lee, Dale Hughes, Mayor Tim Grenke, Don Bagley and Electric Foreman, Mark Mustain, Absent: Alderman Don Bormann, Guy Lee and Harvey Million (a quorum was present). Also present were City Attorney, Merritt Beck, City Administrator, Matt Harline, Rachel Bowne, Lisa Bowne, Kay Brown, Willie Brown, and Shirley Austin.

Pledge of Allegiance

Chairman Smith led those present in reciting the Pledge of Allegiance.

Minutes from the previous meeting (July 21, 2016) were not ready for review due to technical problems with downloading the video in a timely manner.

Public Hearing:

Conditional Use Permit Application for In-home Day Care at 615 Pool Street.

Chairman Smith opened the public hearing.

Lisa Bowne of 615 Pool Street approached the Commission and announced that she wished to be granted a conditional use permit for 10 kids in her home. She stated that she had state approval to keep a maximum of 10 kids. She stated that she had worked in day care for over 27 years. She wanted the Commission's permission to allow up to ten kids. Grenke asked if any of her own children would be served by the day care. L. Bowne replied that they would not as they were in school. In answer to a question from Hughes L. Bowne said that she had seven kids enrolled already. She would do summer school for the kids of teachers but none would be her own kids. In answer to a question from Harline L. Bowne said that her license allows her to have kids from newborn to ten years old. L. Bowne added that she might also allow kids of teachers for early closing days.

Shirley Austin 611 Pool Street. Ms. Austin said that she lives just north of the property in question and she has no objection. Austin stated that her main concern was with the street. Austin said that her concern was that the street was too narrow, especially during drop off and pick up time. Austin wanted the street widened or a drain put in and she wanted speed limit signs that noted that there were children present on the street. Austin added that Bowne was a lovely neighbor.

Kay Brown 718 Brown noted that she was in favor of the proposal as was her husband Willie Brown.

Chairman Smith closed the public hearing.

Harline noted that the staff has determined that there was no day care within 800 feet of

the site that required or had an active conditional use permit and therefore would be eligible for approval. Harline added that an advertisement had been posted in the Fireside Guard on July 27, 2016, a sign had been posted on the site and registered letters had been sent to any one owning or known to be living in any property within 185 feet. Three letters came back from rental properties. Harline added that no written letters in favor or against had been submitted to the City. Bagley asked if the City could make the requirement that a fence be put up and Harline replied in the affirmative and added that reasonable additional requirements could be made in the permit. Harline added that the City had no standing requirement for fencing. Mustain said that he thought the State would require it. L. Bowne approached the Commission and said that Mustain was right and that she had a privacy fence. The State requires that a fence be installed for a day care on a main street Bowne noted that she described this as a main street by their criteria. Bowne added that as a kid she lived on a street with a sign that said "Slow Children Playing."

Smith asked for further comment from staff and commissioner and there was none. Smith asked for a motion. **Grenke moved that the application be approved. Lee seconded the motion. Aye: Hughes, Smith, Bagley, Grenke, Lee, Mustain. Nay: none. Motion passes.**

Harline said that the permit to use the property for a day care home for up to 10 kids is valid until the use had been vacated for over a year.

In answer to a question from Grenke, Mustain and Harline noted that this was the final approval and approval at the Board of Aldermen wasn't needed. Beck agreed unless there is an objection.

#### Comprehensive Plan Committees

Not at this time.

#### As May Arise

None.

#### Adjourn

**Grenke made a motion to adjourn that was seconded by Hughes and approved unanimously by voice vote.** The meeting adjourned at 6:12 p.m.

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