

AGENDA

CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, October 27, 2016

6:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETINGS - *August 11, 2016*
- IV. CONDITIONAL USE PERMIT APPLICATION FROM MISSOURI NETWORK UTILITY TRANSPORT, LLC OF CHICAGO, ILLINOIS TO CONSTRUCT A COMMUNICATIONS TOWER (UTILITY POLE IN THE APPLICATION), AT 220 SOUTH ALLEN ST.
 - A. Discussion Item Only
- V. CONDITIONAL USE PERMIT APPLICATION FROM CENTRALIA R-VI SCHOOL DISTRICT OF CENTRALIA, MISSOURI TO CONSTRUCT A DISPLAY SIGN, WITHIN THE SETBACK ALLOWED, AND OF GREATER SIZE AND THICKNESS THAN ALLOWED WITHOUT A CONDITIONAL USE PERMIT, AT 510 SOUTH ROLLINS ST. (CHANCE ELEMENTARY SCHOOL).
 - A. Public Hearing
 - B. Commission Decision
- VI. COMPREHENSIVE PLAN COMMITTEES
- VII. AS MAY ARISE
- VIII. ADJOURN

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.

G:\Meetings\04 - P&Z\2016 - 2017\16 08-11\Minutes - Planning & Zoning - August 11, 2016.docx

DATE RECEIVED: _____



REQUEST FOR CONDITIONAL USE PERMIT

APPLICANT:

NAME: Missouri Network utility Transport, LLC

ADDRESS: 120 S. Riverside Plaza Suite 1800, Chicago, IL 60606

PHONE #: 312-638-5440

OWNER (If Different From Applicant):

NAME: _____

ADDRESS: _____

PHONE #: _____

REQUESTED USE: Install a utility pole in the public right of way

SITE FOR REQUESTED USE:

STREET ADDRESS: S. Allen St. & West Sneed St.

LEGAL DESCRIPTION: _____

CURRENT ZONE DISTRICT OF SITE: _____

ATTACH SITE PLAN AND SPECIAL LICENSES, EXHIBITS OR ANY OTHER EVIDENCE THAT IS APPROPRIATE (SEE SECTION 1 31-65 C(11) OF THE CITY CODE FOR BASIC CRITERIA USED IN ASSESSMENT).

SIGNATURE: Ryan Weinheimer

DATE: 9/23/16



MO NETWORK
UTILITY
TRANSPORT, LLC

SITE ID-CANDIDATE LETTER: 9MOB001585-B

DRAWN BY: DI

CHECKED BY: RJJ

A 05/27/16 FOR REVIEW DI

PRELIMINARY
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SITE INFORMATION

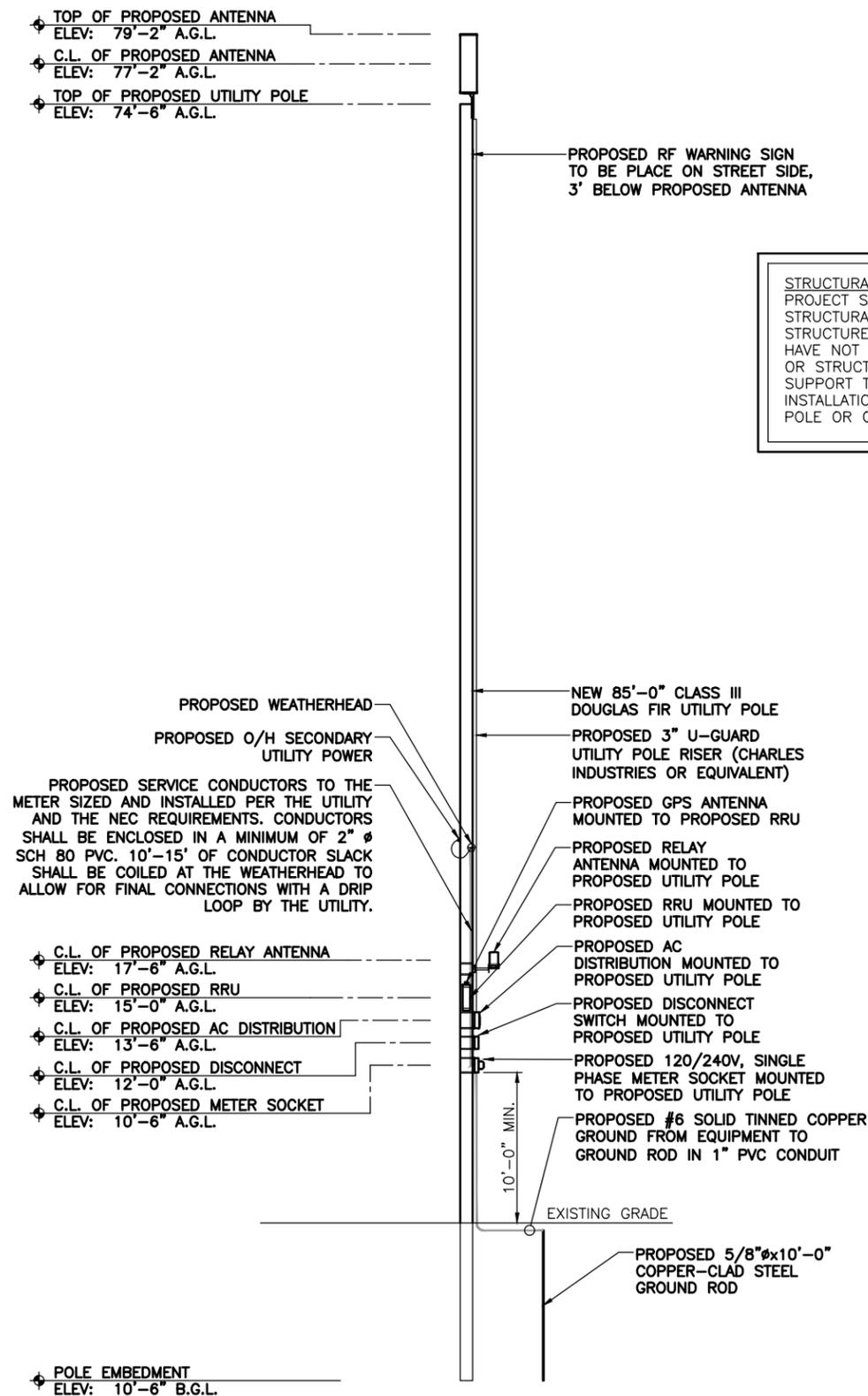
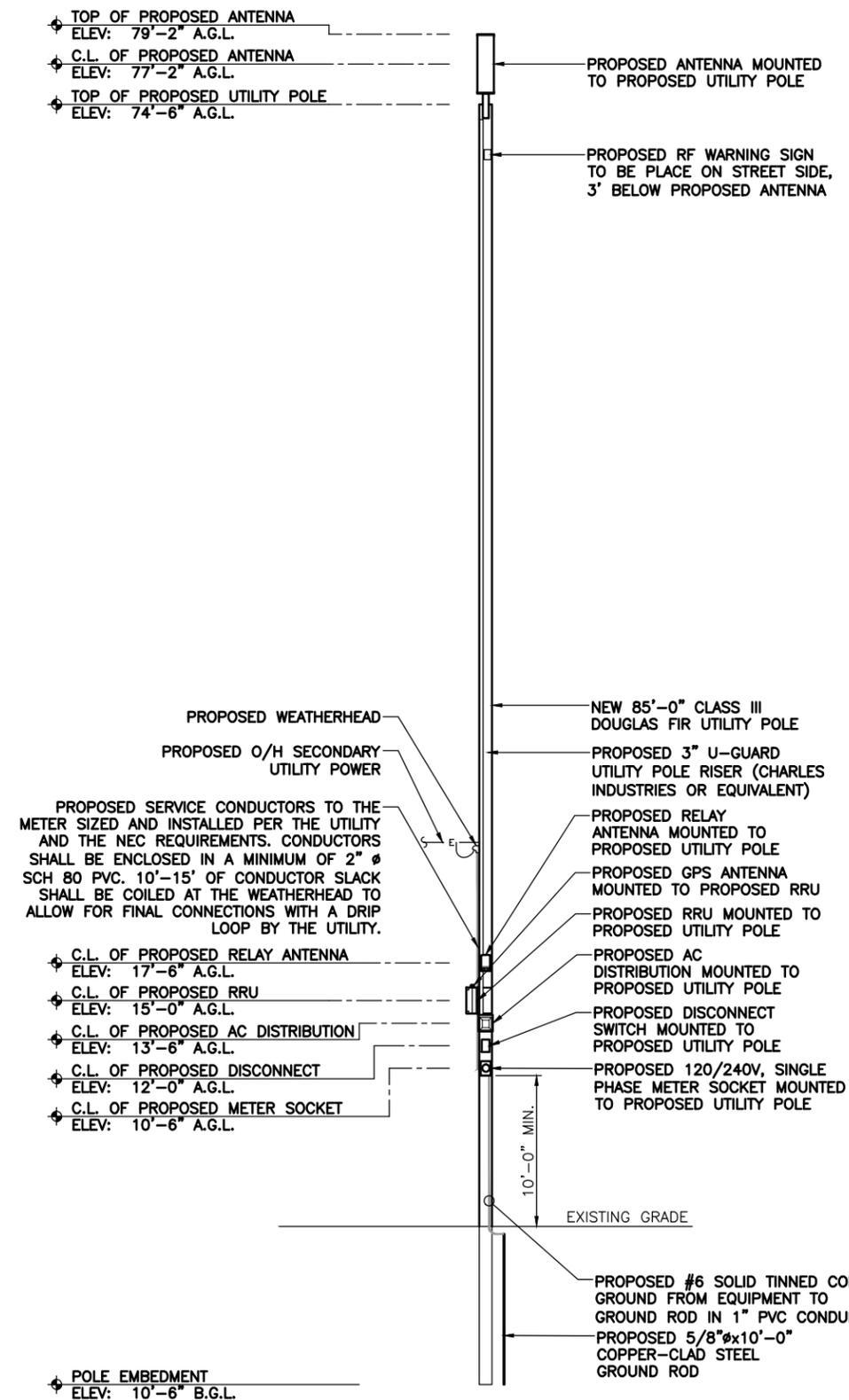
ST90XSE75-B
39.210130' / -92.139188'
CENTRALIA, MO 65240
UTILITY POLE

SHEET TITLE

POLE ELEVATIONS

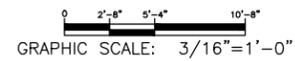
SHEET NUMBER

2.0



STRUCTURAL NOTE:
PROJECT SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS POLE OR STRUCTURE. NEW EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THAT THE POLE OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THE EQUIPMENT. PRIOR TO ANY INSTALLATION, A STRUCTURAL EVALUATION OF THE POLE OR OF THE STRUCTURE SHOULD BE PERFORMED.

NOTE:
THE POLE EMBEDMENT IS BASED ON A RULE OF THUMB. HOWEVER, SOME SOIL CONDITIONS MAY REQUIRE LONGER DEPTHS OF EMBEDMENT.



EQUIPMENT CHART - B26 (800MHz)			
QTY	DESCRIPTION	DIMENSIONS (HxWxD)	WEIGHT
1	ANTENNA	47.2"x11.3"Ø	23.1lbs.
1	UE RELAY ANTENNA	13.0"x7.0"Ø	8.8lbs.
1	GPS	1.96"x2.62"Ø	0.33lbs.
1	RRU	21.6"x5.6"x9.0"	29.3lbs.
1	AC DISTRIBUTION	13.13"x11.38"x4.38"	8.0lbs. EST
1	DISCONNECT SWITCH	9.78"x6.38"x3.31"	2.0lbs.
1	METER SOCKET	11.5"x8.0"x3.31"	2.0lbs.

1 PROPOSED POLE ELEVATION (EAST & SOUTH)
SCALE: 3/16" = 1'-0"

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Application of MO Network)
Utility Transport, LLC to Provide Basic Local and)
Non-Switched Local Exchange Telecommunications)
Services in the State of Missouri)
File No. CA-2016-0316

**REGISTRATION TO PROVIDE
TELECOMMUNICATIONS SERVICE**

Issue Date: June 13, 2016

Effective Date: June 23, 2016

On May 25, 2016, MO Network Utility Transport, LLC (“Company”) pursuant to §392.550 and §392.611.4, RSMo, filed an application for registration to provide basic local and non-switched local telecommunications service in exchanges statewide in the State of Missouri.

The Commission has reviewed the application filed by the Company and finds that it and the attached affidavit comply with the filing requirements set forth in § 392.550, RSMo.

THE COMMISSION ORDERS THAT:

1. MO Network Utility Transport, LLC is granted authority to provide basic local and non-switched local telecommunications service in the exchanges set forth in the affidavit attached to the application and restated above.
2. This order shall become effective on June 23, 2016.

3. The file shall be closed on June 24, 2016.



BY THE COMMISSION

A handwritten signature in black ink that reads "Morris L. Woodruff".

Morris L. Woodruff
Secretary

Michael Bushmann, Senior Regulatory
Law Judge, by delegation of authority
pursuant to Section 386.240, RSMo 2000.

Dated at Jefferson City, Missouri,
on this 13th day of June, 2016.

CLASSIFIED

October 19, 2016 | Centralia Fireside Guard | firesideguard

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

820 Services

SALLEE BACKHOE service/ on call 24/7. Certified and licensed lagoon construction. \$50 hr. two hour minimum. 573-239-5163

J & M Handyman
Roofing, carpentry,
painting, flooring
and more!

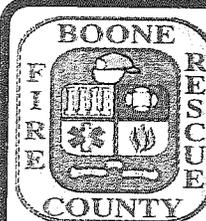
200 For Rent

133 Denton St. 2 bedroom, 1 bath, garage. 818-292-7069.

311 S. Jenkins St. 3 bdrm, 1 bath. Call 818-292-7069

For Rent: 3 bdrm, 2 bath, 1 car garage duplex. Appliances furnished. \$675.00. Call after 3:00 PM 573-682-0966

600 Employment



Now Accepting Applications

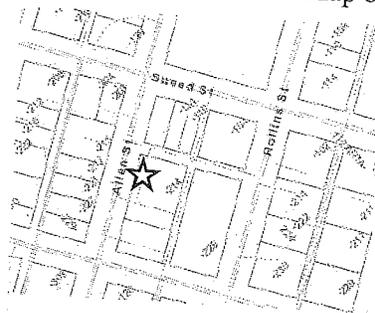
The Boone County Fire Protection District is now accepting applications for **Volunteer Firefighters.**

Members receive Fire and EMT training as well as continuing education and station residency opportunities.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the Centralia Planning and Zoning Commission beginning at 6:00 p.m., Thursday, October 27, 2016, in the City Hall Council Chambers, 114 South Rollins, Centralia, Missouri 65240.

The purpose of this hearing will be to receive public comment on a request by Missouri Network Utility Transport, LLC of Chicago, Illinois **to construct a communications tower**, at 220 South Allen St., Centralia, Missouri 65240, as shown as a star on the map below:

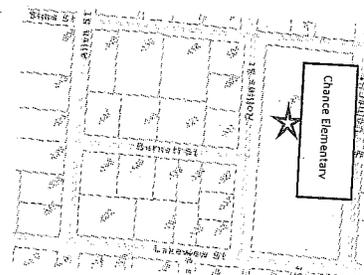


Further information on the proposal is available at the office of the City Administrator, Centralia City Hall, 114 South Rollins, Centralia, Missouri 65240. Comments will be received at the hearing or in writing at the City Administrator's office during regular business hours until 5:00 p.m., October 27, 2016.

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Further information on the proposal is available at the office of the City Administrator, Centralia City Hall, 114 South Rollins, Centralia, Missouri 65240. Comments will be received at the hearing or in writing at the City Administrator's office during regular business hours until 5:00 p.m., October 27, 2016.

CLASSIFIEDS

October 12, 2016 | Centralia Fireside Guard | firesideguard.com | Page 5

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are here-by informed that all dwellings advertised are available on an equal opportunity basis.



280 Real Estate



LIKE US



ON

FACEBOOK!

ONLY TWO

pm - lots of clothes for kids size newborn to 6X, adult women clothes, holiday decorations, movies, toys and much more

820 Services

SALLEE BACKHOE service/ on call 24/7. Certified and licensed lagoon contractor.

200 For Rent

133 Denton St. 2 bedroom, 1 bath, garage. 818-292

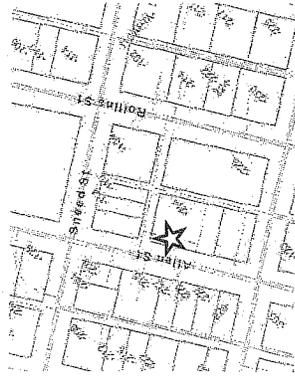
130 Public Notices

Saturday, Oct. 15--9am-3pm
1121 Bus. Loop 70 E. • Columbia, MO

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See map
and listings
on page B4
of the
BBQ
Cook-Off
Program

annual Fall
City Wide
GARAGE
SALE

October 21, 2016

Matthew Ament, Permitting Manager
Mobilitie
120 S Riverside Plaza,
Suite 1800
Chicago, Illinois 60606

Re: Conditional Use Permit Application #38 M

Dear Mr. Ament:

We are in receipt of your Request For Conditional Use Permit for the company named Missouri Network utility Transport, LLC and a preliminary project description for construction of a wireless support structure. We received the Request on October 4, 2016.

I have had the opportunity to review the application more thoroughly with the assistance of legal help and the Request is not complete and does not provide enough information for the City of Centralia (City) to process the application. Please refer to Section 31-65 of the Centralia City Code, available online, for a complete listing of the information required to complete the Request.

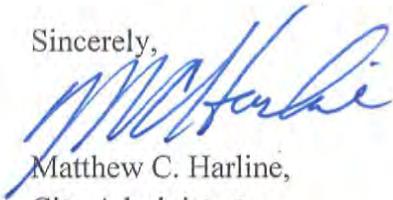
Your Request form does not state the owner of the property where you intend to install the structure. Please provide that information. Under the section "Requested Use" you state "Install a utility pole in the public right of way". There is no agreement between you and the City for such activity. What is the basis for your belief that such action can be taken? Also please provide the legal description of the site as requested in the form.

Section 31-65(C)(11)(a) also requests information about the proposed conditional use. Based on the project information you provided it appears you want to build a wireless antenna structure; therefore, you must make application for such a structure pursuant to Section 31-44.1 of the Centralia City Code. Please submit the information requested in Section 31-44.1(E) subparts 1, 2, 3, and 4 for purposes of this application.

Once we have a completed Request For Conditional Use Permit and the information required to apply for a wireless antenna structure we can process those applications. The hearing which had been set for October 27, to take up the Conditional Use Permit will be continued.

As always please do not hesitate to call me at (573) 682-2139 if you have comments or questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Harline". The signature is fluid and cursive, with the first letter of the first name being a large, stylized "M".

Matthew C. Harline,
City Administrator

LAW OFFICES

LEONATTI & BAKER

A PROFESSIONAL CORPORATION

OFFICE LOCATION:

123 East Jackson Street

MAILING ADDRESS:

P.O. Box 758 Mexico, MO 65265-0758

(573) 581-2211/(800) 385-0026

Fax (573) 581-6577

LOUIS J. LEONATTI
e-mail: lou@leonatti-baker.com
RANDALL P. BAKER
e-mail: randy@leonatti-baker.com

G. ANDY RUNGE
(1930-1991)

MICHAEL J. POHLMAYER
OF COUNSEL

October 21, 2016

Matt Harline
Centralia City Hall
114 S. Rollins
Centralia, MO 65240

Matter: request for Conditional Use Permit by Network Utility Transport, LLC

Dear Matt,

Our law firm represents Martinsburg Bank and Trust. We would appreciate being placed on the agenda to address the Planning and Zoning Commission at its meeting on Thursday, October 27, 2016 at 6 PM. The Bank needs more information about the proposed Telecommunication Transmission Tower to be located in the city right-of-way at approximately 220 South Allen St.

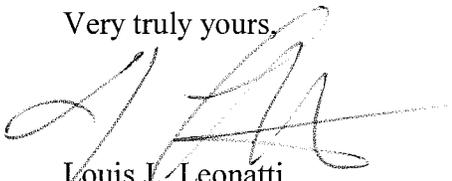
The Bank is very concerned as to how this will impact its facility, access, business, operation of its equipment, use of the facility by customers and depreciation in the fair market value of the facility.

In particular, this has the potential to be an "inverse condemnation", since the right-of-way acquired by the City of Centralia does not appear to have been intended or to be used for the erection of Telecommunication Transmission Towers.

Any information which you could provide in advance of the meeting will be greatly appreciated.

Thanks.

Very truly yours,



Louis J. Leonatti
LJL/sk

Cc: Mr. Robert Darr, President

LAW OFFICES
LEONATTI & BAKER

A PROFESSIONAL CORPORATION
OFFICE LOCATION:
123 East Jackson Street
MAILING ADDRESS:
P.O. Box 758 Mexico, MO 65265-0758
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LOUIS J. LEONATTI
e-mail: lou@leonatti-baker.com
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October 27, 2016

Matt Harline
Centralia City Hall
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cityadmin@centraliamo.org

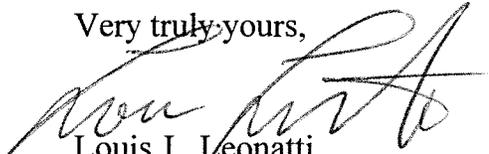
Matter: Request of Missouri Network Utility Transport, LLC

Dear Matt,

Please make this letter part of the record with regard to the hearing before Planning and Zoning on the evening of October 27, 2016. I understand that Missouri Network Utility Transport, LLC will not be making a presentation to the Planning and Zoning Commission concerning its application. However, I would ask that my previous letter on behalf of Martinsburg Bank and Trust be made part of the record of the hearing held on the evening of October 27.

In addition, Martinsburg Bank and Trust will be opposing this request if it should come up in the future before the Planning and Zoning Commission. I can't imagine any business in the Centralia area who would want a cell phone transmission tower directly in front of their business. MBT has great pride in its location, its appearance, and its accessibility to its customers. Nothing about a cell phone transmission tower will enhance MBT's business.

Very truly yours,



Louis J. Leonatti
LJL/sk

Cc: Mr. Robert Darr, President

DATE RECEIVED: _____



**APPLICATION FOR CONDITIONAL USE PERMIT
TO CENTRALIA PLANNING AND ZONING COMMISSION**

APPLICANT:

NAME: Tiffani Shuman - CES Principal - CES PTO
ADDRESS: 510 S Rollins St., Centralia, MO
PHONE #: 573-682-2014

ALL PROPERTY OWNERS (If Different From Applicant):

NAME: Centralia R-6 School Board
ADDRESS: 1399 Hwy 22 Suite B, Centralia, MO
PHONE #: 573-682-3561

REQUESTED CONDITIONAL USE:

Install Sign on school property at 5' from property line in lieu of the 20' setback. Also to allow
a 10.5" thick sign rather than the 2" maximum.

SITE FOR REQUESTED CONDITIONAL USE:

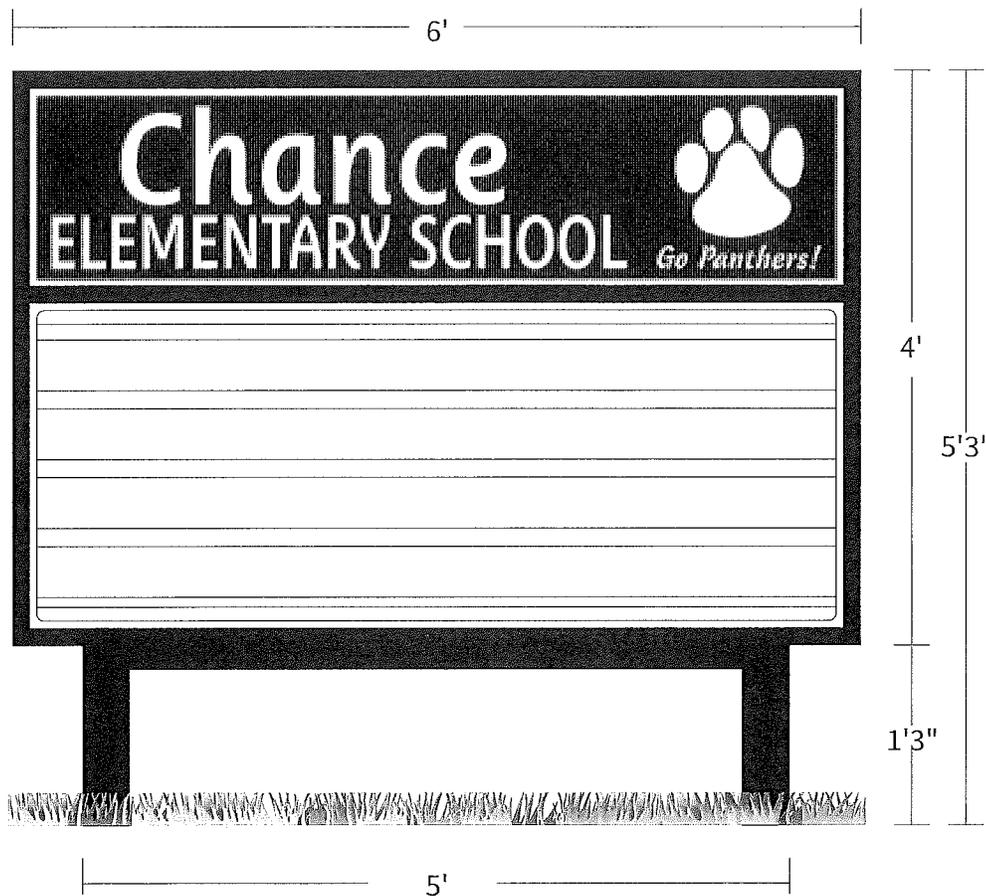
STREET ADDRESS: 510 S Rollins St.
LEGAL DESCRIPTION: AB Chance SD Lots 1 Thru 12 BLK 2 and Lots 1 Thru 12 BLK 5

CURRENT ZONE DISTRICT OF SITE: R1

ATTACH SITE PLAN AND SPECIAL LICENSES, EXHIBITS OR ANY OTHER EVIDENCE THAT IS APPROPRIATE (SEE SECTION 31-65C(11) OF THE CITY CODE FOR STANDARDS USED IN ASSESSMENT FOR CONDITIONAL USE PERMIT).

APPLICANT SIGNATURE: _____

DATE: _____



ANNOUNCER 46
CABINET SIZE 4'x6'
Tracking: 4 Rows of 4"

Vinyl Color: Black	Paint Color: Black
Text Color: White	Draft: White
Logo Vinyl: White	SIGN DESIGN #220991

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.

Approved as shown

Date _____
Approved with listed changes

Date _____



stewart signs
America's Premier Sign Company

3/4"=1'
Sk: 886840-3-s
Cust: 1693529
8/9/2016
DR/jYax
SOLD

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 - FAX 1-800-485-4280

Application for Sign Erection Permit

(This must be filed in duplicate.)

Name of applicant Tiffani Shuman - CES Principal - CES PTO

Address of applicant 510 S Rollins St., Centralia, MO

Location of property (both street number and legal description) 510 S Rollins St.

AB Chance SD Lots 1 Thru 12 BLK 2 and Lots 1 Thru 12 BLK 5

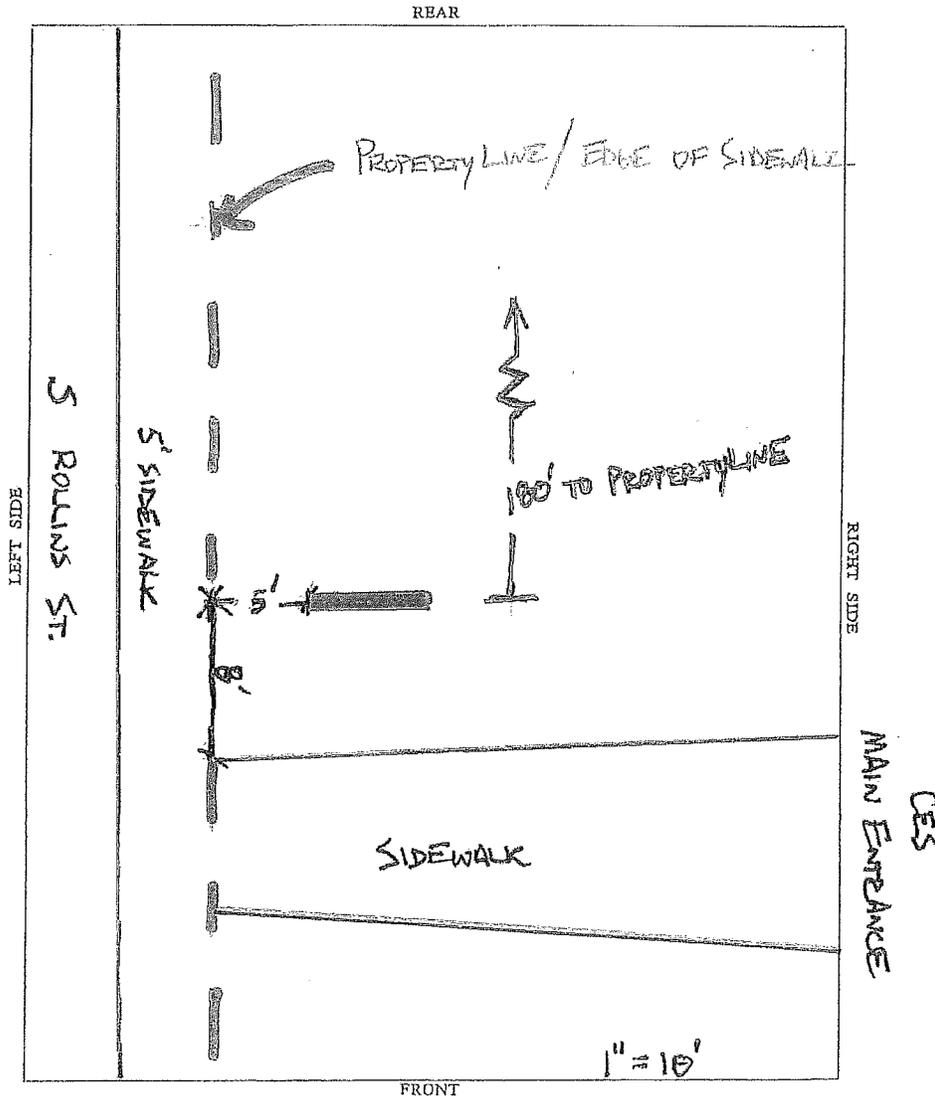
Owner(s) of property Centralia R-6 School Board

Address of owners 1399 Hwy 22 Suite B, Centralia, MO

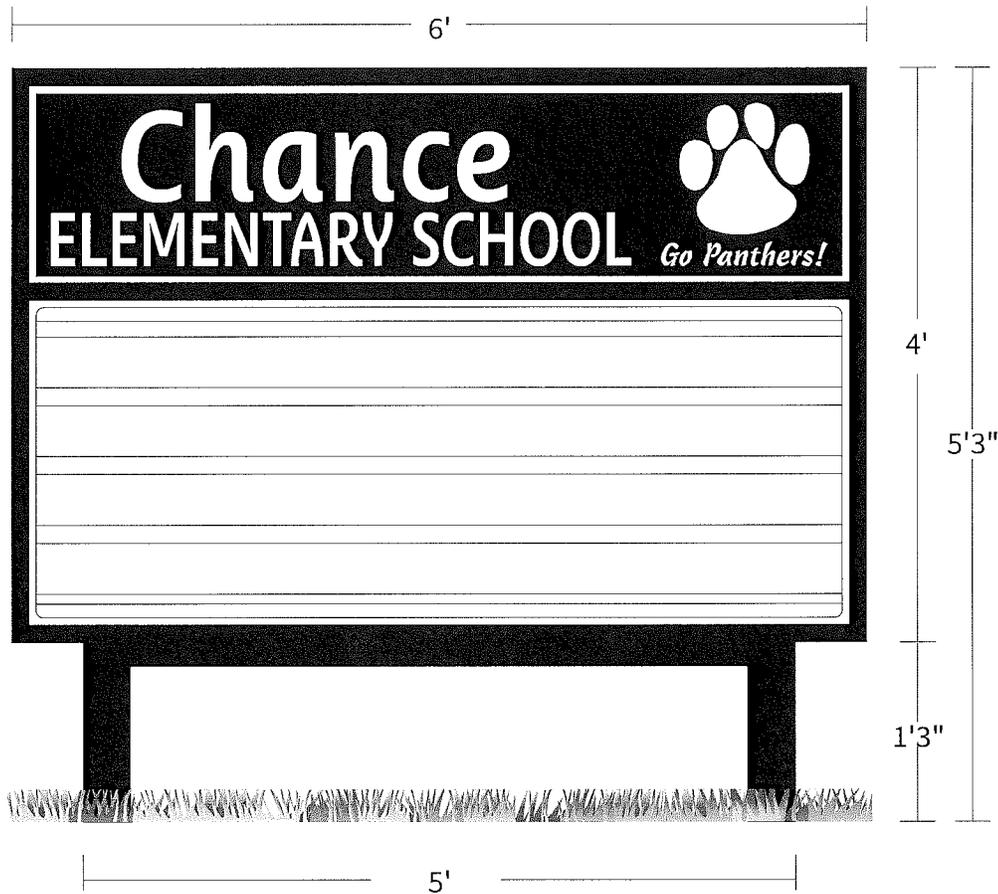
Zone in which property is located R1

Name of contractor School District

Surveyor's plat and architect's drawings may be submitted in lieu of this drawing on approval of city administrator or engineer.



Show on drawing: design of sign, size of sign, height above ground level, location of nearest street or roadway, and location of property lines within 100 ft. of sign. All drawings must be to scale.



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Date _____
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Cust: 1693529
8/9/2016
DR/JYax
SOLD

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 - FAX 1-800-485-4280

October 19, 2016 | Centralia Fireside Guard | firesideguard

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SALLEE BACKHOE service/ on call 24/7. Certified and licensed lagoon construction. \$50 hr. two hour minimum. 573-239-5163

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Roofing, carpentry,
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and more!

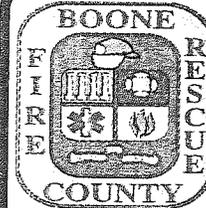
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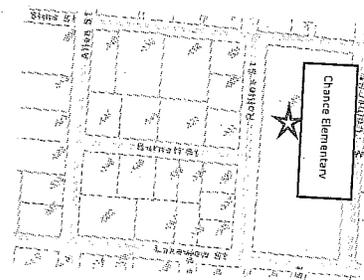


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Further information on the proposal is available at the office of the City Administrator, Centralia City Hall, 114 South Rollins, Centralia, Missouri 65240. Comments will be received at the hearing or in writing at the City Administrator's office during regular business hours until 5:00 p.m., October 27, 2016.

CLASSIFIEDS

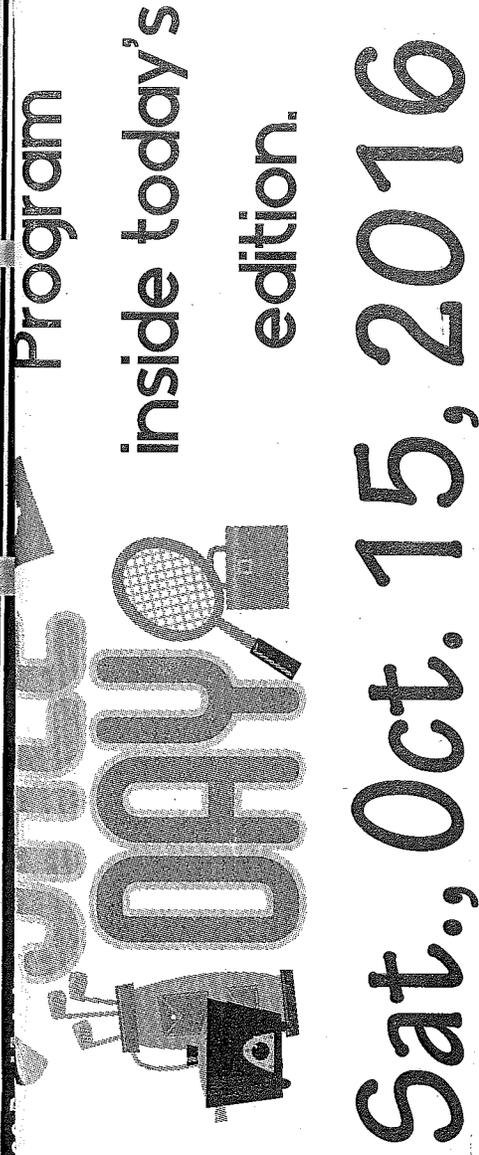
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All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

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Sat., Oct. 15, 2016

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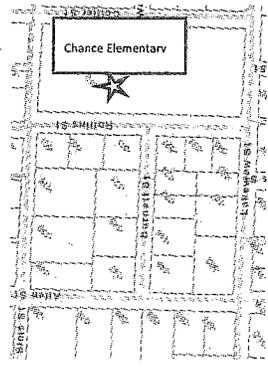
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business hours until 5:00 p.m., October 27, 2016.

NOTICE OF PUBLIC HEARING

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