

AGENDA

CITY OF CENTRALIA, MISSOURI
Planning and Zoning Commission
Thursday, May 11, 2017
6:00 P.M.
City Hall Council Chambers

- I. Roll Call
- II. Pledge of Allegiance
- III. Approval of Minutes of Previous Meetings – *April 20, 2017*
- IV. Amending Section 31-42 of the Centralia City Code, to Allow for Construction of a Replacement Sign in the B-T Planned Trailer Court District of the City of Centralia, Missouri.
 - A. Public Hearing
 - B. Commission Recommendation
- V. REQUEST FOR A CONDITIONAL USE PERMIT FOR WAREHOUSE USE 9 SELF-SERVICE STORAGE FACILITY AT 800 W HWY 22
 - A. Commission Recommendation
- VI. INQUIRY ABOUT PLACING A TELECOMMUNICATIONS TOWER ON SINGLETON STREET
- VII. AS MAY ARISE
- VIII. ADJOURN

From: Matt Harline, City Administrator
To: Planning & Zoning Commission
CC: Charles Thompson, City Attorney
Date: May 11, 2017
Re: General Meeting Notes



Item IV. Amending Section 31-42 of the Centralia City Code, to Allow for Construction of a Replacement Sign in the B-T Planned Trailer Court District.

The new owner's of the Trailer Court on MO HWY 22 would like to erect a new sign. The Centralia City Code for zoning district B-T specify that a sign can be put up as part of the plan. As this is essentially a planned district, changes to that plan need to follow the existing law. Currently the Code requires a change to the original plan. This language has not changed since the original ordinance was adopted in 1961. Unfortunately the language gives no option for making a minor amendment like installing a larger sign, and there is no record in the City's file of there ever being a sign in the original plan or any amendment, that I can find. The previous sign has been removed and a new sign in a similar place has been requested.

Section 31-42 Use regulations. [Ord. No. 738 § 13, 1-9-1961; Ord. No. 2302 § 1, 6-21-2004]

In District "B-T", no building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed or altered, except in conformance with the final development plan and except for the following uses:

A. For use as a trailer court (sometimes referred to as a mobile home court) upon which two (2) or more mobile homes or manufactured homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation. Any mobile home or manufactured home placed after June 21, 2004, in such a trailer court shall have been built after December 31, 1983.

B. Accessory uses customarily incident to the above use; provided, that there shall be no billboards and that there shall be only one (1) sign showing the name of the place of business and the service offered there. Such sign or structure shall be of permanent construction and the design shall be submitted as a part of the preliminary and final development plan.

Notice of the Public hearing was advertised in the Centralia Fireside Guard on Wednesday, April 26th. We have received no comments specifically in favor or opposed to the proposal, although owner of the mobile home court is interested in moving forward with installing the sign as soon as possible. City staff has approved the sign permit, pending the adoption of language in our Zoning Code allowing for it to be constructed.

Staff recommendation: Staff recommends that an amendment be made to the Code allowing for a new sign to be erected in B-T Planned Trailer Court District. If after the public hearing the Commission agrees a motion could be made to **"Request staff draft an ordinance using the language proposed at this meeting to allow for construction of a replacement sign in the B-T Planned Trailer Court District to be considered for adoptions by the City Board of**

Aldermen at their next regular meeting.”

Item V. Request for a Conditional Use Permit for Warehouse Use (Self-Service Storage Facility) at 800 W HWY 22.

The applicant, Anchor City Storage, LLC, proposes to construct and operate a self-service storage facility on the property just west and south of the Forrest Chevrolet car dealership. This property is in the B-2 Highway Commercial District. The applicants have submitted fairly detailed plans for the construction of a small office building and six buildings with several storage units in each. The plan includes a place for RV parking as well. The proposal calls for a screen and aesthetically pleasing construction.

Currently there are existing self-service storage facilities in B-2 in Centralia, but this Commission recently sent a proposal to the Board of Aldermen to clarify that self-service storage facilities should be listed as a Conditional Use in B-2 and a permitted use in M-1 zoning districts in Centralia. The applicants want to move forward expeditiously and have submitted, as required, an application, rather than argue the change in interpretation of the rules. Since this property has frontage on Highway 22 and has rail access, the property could make an application for M-1 zoning and they might have a reasonably good argument for that less restrictive zoning district.

With the Conditional Use Permit process, the Commission is allowed to consider the following criteria under Section 31-27 B:

In addition to other information required to be submitted as a part of the application for issuance of a conditional use permit as provided in Section 31-65, an applicant for a conditional use permit in District "B-2" shall submit plans or information concerning the operation of the proposed use, including:

- a. Number of employees.
- b. Sufficiency of and site location of parking, fencing, storage and handling of materials and products,
- c. Method and frequency of shipping operations,
- d. Generation and emission of noise, vibrations, odors, dust, smoke, gases, or other effects of operations which may be noxious, unwholesome, unhealthy or offensive, and
- e. Exterior appearance of all structures, fences and the site.

Limitations relating to the above listed items may be made a part of any stipulated conditions, if a conditional use permit is granted

The Commission for any Conditional Use shall consider the following:

The Planning and Zoning Commission or the Board of Adjustment shall grant or deny an application for issuance of a conditional use permit and may grant a conditional use permit

with stipulated conditions deemed necessary to carry out the provisions and intent of this Chapter, after giving due consideration and regard to the following standards:

- a.** The proposed conditional use is in compliance with all provisions of the applicable zoning district.
- b.** The proposed conditional use will be in conformance with the character of the adjacent area within the same zoning district in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.
- c.** Off-street parking and loading areas, if applicable, are provided in accordance with the applicable standards set forth in the Sections that are in Article XIV of this Chapter.
- d.** Adequate utilities, drainage, and other such facilities are provided.
- e.** Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.
- f.** The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- g.** The conditional use will not be injurious to the use and enjoyment of other property in the adjacent area for the purposes already permitted nor substantially diminish and impair property values within the adjacent area.
- h.** The establishment of the conditional use will not impede the normal and orderly development and improvement of property in the adjacent area for uses permitted in the applicable zoning district

Notice of the Public hearing was advertised in the Centralia Fireside Guard on Wednesday, April 26th. A sign was placed on site and all property owners within 185 feet have been notified. The only written comment was by email from the Kansas City Southern Railway and their concern was about storm water runoff. That would have to be addressed at the time of development.

Staff recommendation: Staff feels that the proposal is reasonable, although the Commission may want to make specific recommendations about the screening. Staff is only concerned about the appearance to town at this very visible entrance to the City from the West.

Item VI. Inquiry about Placing a Telecommunications Tower on Singleton Street.

A request about building a “utility pole” style telecommunications tower with microwave antennae Mobilite, similar to the application sent last fall. I forwarded the email string between myself and the representative from Mobilite. I believe the application is better, but I do not think that the City should allow the applicant to skirt the Conditional Use Permit process. Our attorneys have looked at the discussion and believe that we do have some remaining authority specifically to require the following subsections of 31-44.1: D. 2. a. and c., D. 8., 9. and 10., and E. 1. 2. 3. and 4. We can also use the CUP application information contained in Section 31-65 of the code.

Another option would be to request/require Mobilitie to simply attach their apparatus to an existing street light pole, and I believe that they are willing to look at this, but it is not their preference. Electric Foreman Jeff Armontrout is skeptical about allowing them on electric poles, and the closest pole to the location that they desire is an electric pole, but we have not discussed street light poles. The City of Columbia is pursuing this strategy of forcing them to attach to existing street light poles. MPUA has been fighting language that would give telecommunications providers access by right to our poles for attaching such structures.

Section 31-42 Use regulations.

[Ord. No. 738 § 13, 1-9-1961; Ord. No. 2302 § 1, 6-21-2004]

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A.

For use as a trailer court (sometimes referred to as a mobile home court) upon which two (2) or more mobile homes or manufactured homes occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation. Any mobile home or manufactured home placed after June 21, 2004, in such a trailer court shall have been built after December 31, 1983.

B.

Accessory uses customarily incident to the above use; provided, that there shall be no billboards and that there shall be only one (1) sign showing the name of the place of business and the service offered there. Such sign or structure shall be of permanent construction and the design shall be submitted as a part of the preliminary and final development plan. **The original sign or its replacement may be replaced with one sign provided it meets all additional requirements of the Centralia City Code.**

Section 31-43 Height, yard and area regulations.

[Ord. No. 738 § 13, 1-9-1961]

In a District "B-T", the height of buildings and the minimum dimensions of trailer spaces, parking areas and open spaces shall be as follows:

A.

Height. No building, **sign** or trailer erected, structurally altered, placed or parked shall exceed two (2) stories or twenty (20) feet in height.

B.

Rear Yard. The depth of the rear yard shall be not less than thirty percent (30%) of the depth of the lot; provided, such depth need not be more than a total of twenty (20) feet.

C.

Front Yard. There shall be a front yard not less than twenty (20) feet in depth.

D.

Side Yards. There shall be a side yard on the side of the lot where driveway space is provided of not less than fifteen (15) feet, and on the opposite side of not less than three (3) feet. On lots where the abutting property is in District "R-1", "R-2", "B-1" or "B-2", the opposite side yard shall be not less than ten (10) feet. On corner lots in a District "B-T", the opposite side yard shall be not less than five (5) feet.

E.

Vision Clearance. On any corner lot no wall, fence, sign or other structure, or no plant growth of a type which would interfere with traffic visibility across the corner, shall be permitted or maintained higher than three (3) feet above the median line street level within fifteen (15) feet of the intersection of the street right-of-way lines.

F.

Drives. Each lot shall be equipped with a drive not less than ten (10) feet in width, so that the vehicles in the area may be removed from the street to a point at least as far back as the front of the structure on the lot, and all drives shall be on the same side of the lots throughout the entire district.

(1) Display Ad
2 columns by about 3"
Run once on April 26, 2017

NOTICE OF PUBLIC HEARING
REGARDING AMENDING ZONING CODES – SIGNS IN B-T PLANNED TRAILER
COURT DISTRICT

A Public Hearing will be held before the Centralia Planning and Zoning Commission during its meeting beginning at 6:00 p.m. on Thursday, May 11, 2017 in the City Hall Council Chambers, 114 S. Rollins, Centralia, Missouri 65240.

A second Public Hearing will be held at the same location before the Centralia Board of Aldermen during its regular meeting at 7:00 p.m. on Monday, May 15, 2017.

The purpose of this hearing will be to receive public comment on a proposal to amend the Centralia City Code, Section 31-42, regarding construction of signs in B-T PLANNED TRAILER COURT DISTRICT.

Further information on the proposal is available at the office of the City Administrator, Centralia City Hall. Comments will be received at the hearings or in writing at the City Administrator's Office during regular business hours until 5:00 p.m., Thursday, Thursday, May 11, 2017 for the Planning and Zoning Commission meeting and 5:00 p.m. Monday, May 15, 2017 for the meeting of the Board of Aldermen

DATE RECEIVED: _____

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

APPLICANT:

NAME: Anchor City Storage, LLC
ADDRESS: 13,000 Route D, Centralia, MO 65240
PHONE #: (573) 819-6240



ALL PROPERTY OWNERS (If Different From Applicant):

NAME: Michelle & Nelson Gibler
ADDRESS: PO Box 93, Centralia, MO 65240
PHONE #: Michelle (573) 819-6240

REQUESTED CONDITIONAL USE:

Requesting permit to construct an attractive, modern, self-service storage unit facility on B2 property on the south side of Highway 22 just west of Forrest Chevrolet. Facility will be state-of-the art and aesthetically appealing—adding the features of a safe, secure, well-lit automated facility. Plans include creating a tasteful screen to further enhance view when entering city. An architect will be secured to declare the use of land, approve composition of materials, and provide a design of the layout of buildings.

SITE FOR REQUESTED CONDITIONAL USE:

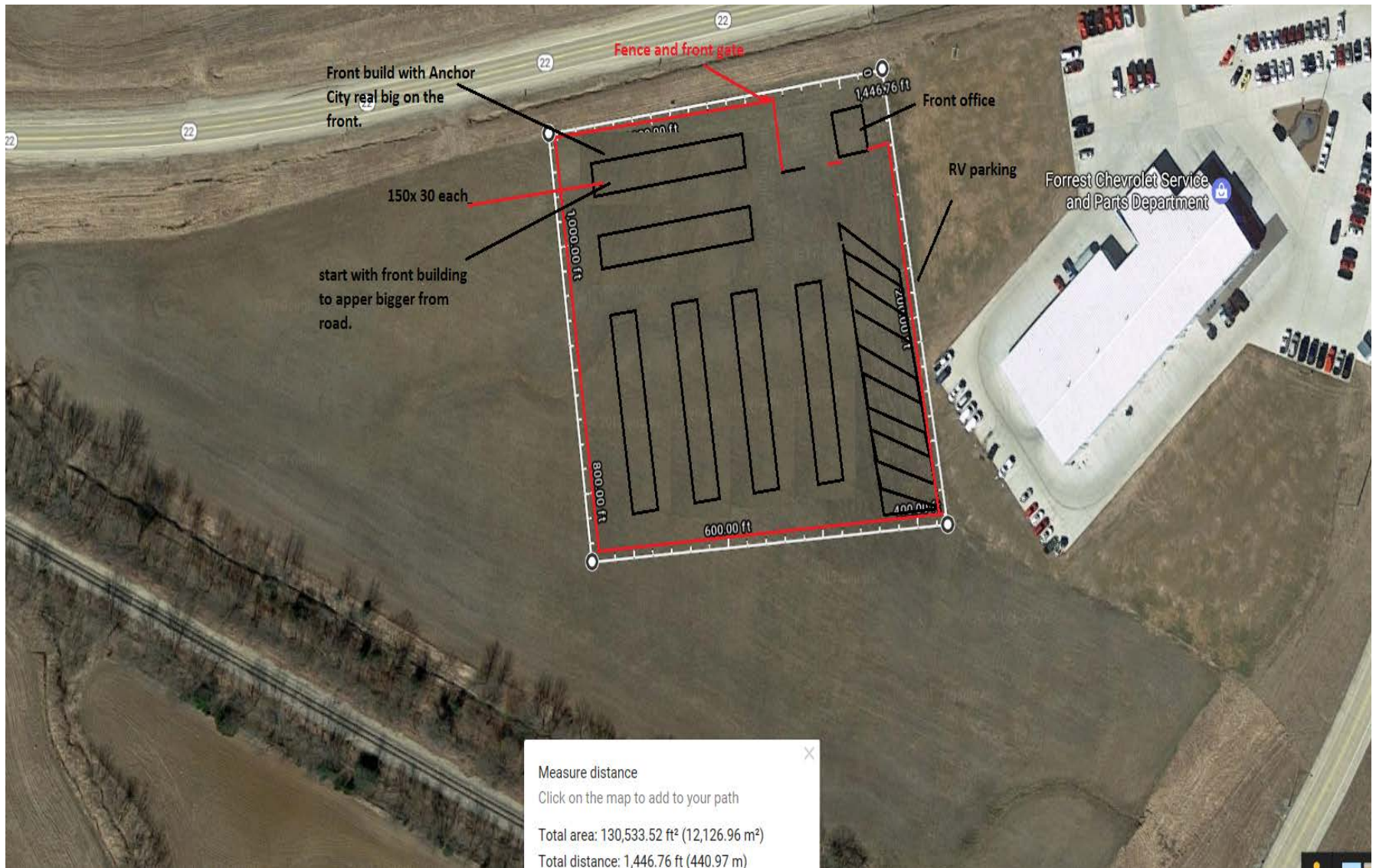
STREET ADDRESS: 11 acres west of Forrest Chevrolet lot on Hwy 22
LEGAL DESCRIPTION: PT-N ½ SEN of Railroad & S of Hwy EXC SUR 3958-155 INC SUR 4236-53
Parcel # 04-200-00-00-008.0001

CURRENT ZONE DISTRICT OF SITE: B2

ATTACH SITE PLAN AND SPECIAL LICENSES, EXHIBITS OR ANY OTHER EVIDENCE THAT IS APPROPRIATE (SEE SECTION 31-85C(11) OF THE CITY CODE FOR STANDARDS USED IN ASSESSMENT FOR CONDITIONAL USE PERMIT).

APPLICANT SIGNATURE: Michelle A. Gibler

DATE: 4-18-17



NOTICE OF PUBLIC HEARING

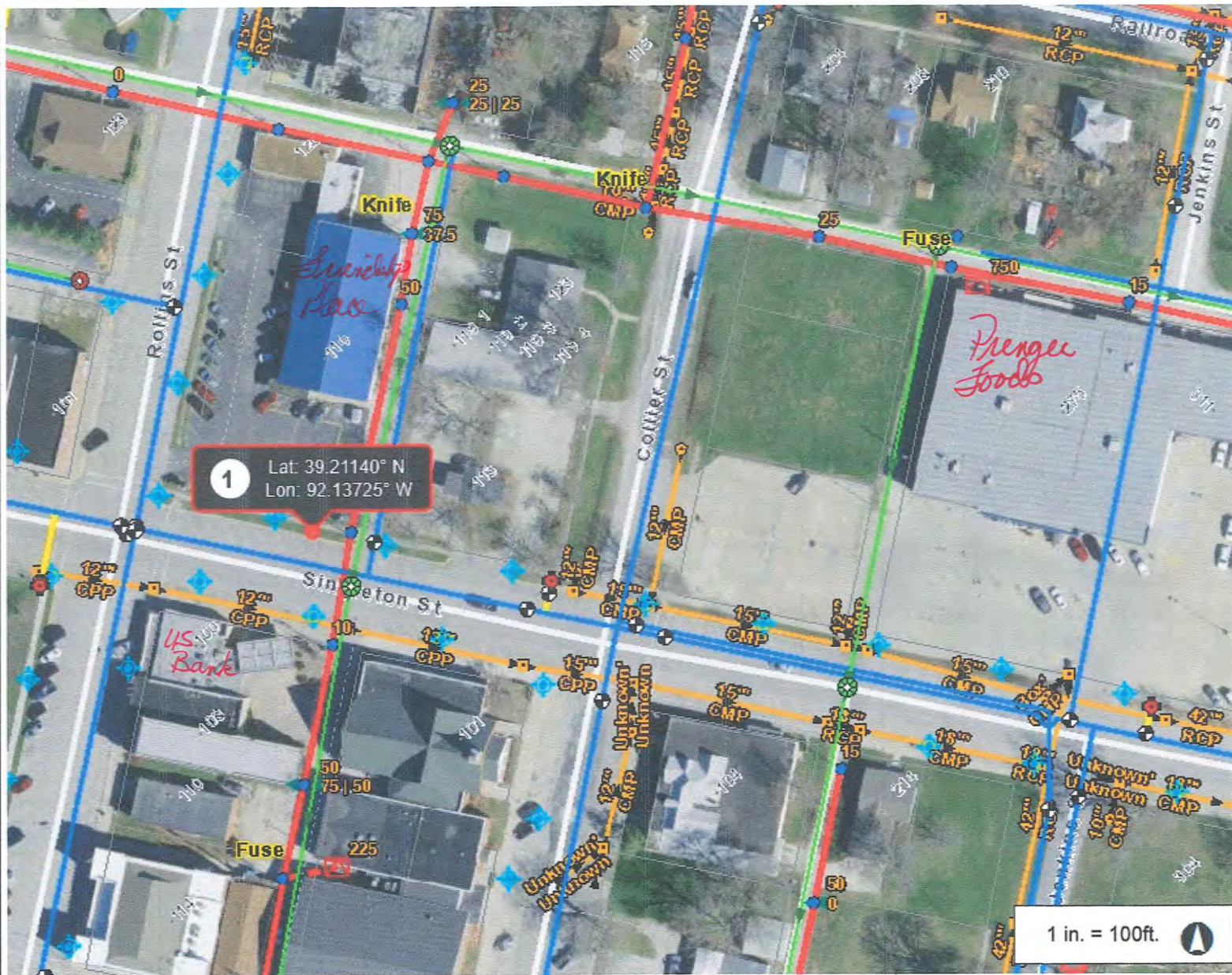
A Public Hearing will be held before the Centralia Planning and Zoning Commission beginning at 6:00 p.m., Thursday, May 11, 2017 in the City Hall Council Chambers, 114 South Rollins, Centralia, Missouri 65240.

The purpose of this hearing will be to receive public comment on a request by for a conditional use permit to **construct and operate a Warehouse use – specifically a Self-service storage facility**, 800-900 W HWY 22, Centralia, Missouri 65240, shown by 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., Thursday, May 11, 2017

Centralia, MO



Legend

- Edit Cemetery Space
- Manhole**
- Other
- Manhole
- Flush Tank
- Lamp Hole
- Lift Station
- Gravity Main
- Force Main
- Lagoon
- Fire Hydrant
- Water Valve
- Network Structure
- Water Main
- Water Lateral Line
- Street Light Stand Alone
- Street Light-Primary Pole
- Power Pole**
- <all other values>
- Ameren
- CPL
- Century Link
- Ground Feature**
- Cab
- J-Box
- Pad Mount

Notes

200.0 0 100.00 200.0 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION