

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, October 26, 2017.

The meeting was called to order at 6:00 p.m. by **Vice Chairman Don Bagley** ~~Chairman, LeeAllen Smith~~ presiding.

ROLL CALL – Commissioners Present: Don Bagley (Vice-Chair), Mayor Tim Grenke, Bryan Maenner, Dale Hughes, Harvey Million, Aldermen David Wilkins and Jim Lee. Also present were City Administrator Matt Harline, and James Smith of the Centralia Fireside Guard. Absent: LeeAllen Smith (Chair), and Street Foreman, Phil Hoffman.

Pledge of Allegiance

Vice Chairman Bagley led those present in reciting the Pledge of Allegiance.

Minutes

Minutes from the previous meeting (October 5, 2017) were presented to the Commission and Bagley asked for corrections. **Wilkins made a motion to approve the minutes as submitted. The motion was seconded by Hughes and approved by unanimous voice vote.**

Request

Public Hearing: Smith opened the public hearing for comment. No one from the public approached. Harline noted the City Code required any proposed changes in the Zoning Code had to be reviewed in public hearing by the Planning & Zoning Commission and advertised in the Centralia Fireside Guard. Harline noted that a notice was published in the Guard on September 20th advertising this hearing and the subsequent hearing before the Board of Aldermen on October 16th. Harline said this was largely the same as discussed at the P&Z meeting last month and noted that a detailed memo had been sent out that noted what those differences were. Million asked what the differences are in the new draft. Harline replied that this version adds the requirement that if a conditional use permit is needed than the applications for the telecommunications tower must go through the Board of Aldermen in addition to the Planning and Zoning Commission. Bagley asked if this keeps them out of certain zoning districts. Harline said we cannot outright ban them, but with this ordinance we would could hold them to our zoning codes, for example the height restriction in R-1 is 35 feet. Seeing no other comments Smith closed the public hearing.

Smith said that this is largely the same as last time when we made a recommendation. Harline explained that the ordinance has the change explained and is ready for the Commission's recommendation to the Board of Aldermen. **Million made a motion that the ordinance presented to the Planning and Zoning Commission tonight be sent to the Centralia Board of Alderman with a recommendation to pass it essentially as written. The motion was seconded by Wilkins. Voting in favor: Smith, Bagley, Grenke, Hudson, Hughes, Million, Wilkins and Hoffman. Opposed: None. The motion passes.**

As May Arise

Harline reported that he had spoken several times with the Regional Planning Commission Staff and the Comprehensive Plan is still in progress. Smith asked for an estimated time when the Commission would see it. Harline said he felt confident that it would be ready by Thanksgiving. Harline noted that it had been set back by a CDBG project.

Adjourn

Wilkins made a motion to adjourn that was seconded by Hughes and approved unanimously by voice vote. The meeting adjourned at 6:08 p.m.