

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 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, Steve Nuhn, Brice Gibler 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 for a Conditional Use Permit for Warehouse Use (Self-Service Storage Facility) at 425 N. Collier St.

Public Hearing: Bagley opened the public hearing for comment. Steve Nuhn, of 735 Farror Street Moberly the Architect for the project spoke in favor of the request for a conditional use permit to build a self-service storage facility at 425 North Collier. Nuhn gave a description of the project using a diagram projected on the screen. Nuhn noted that they proposed to build two structures with a fence around the entire property with three entry points using the existing pavement. Nuhn said building one on the east would have 23 bays with overhead doors and would be approximately 8,280 sq ft. and building two would be slightly smaller with 54 back to back bays at 8,100 sq. ft. with a gabled roof. Grenke asked about the pitch of the roof and Nuhn replied it was ½ x 12. Nuhn answered questions from Lee and Harline explaining the entry points and the size of the units; the larger building would be full depth and the smaller building would be half-depth with units accessed from either side. Hughes asked what would become of the existing building to the north and Gibler said it would remain the same and become the office for the operation. Harline asked about parking and signage. Nuhn replied that there are two spaces existing but there may be room for more. Gibler replied that the intended to have an attached sign. Nuhn and Gibler explained that the fence would be black coated chain link at least eight feet high, that there would be limited access with key pad controlled gate and surveillance cameras to enhance safety. In answer to a question from Lee he replied that lighting would be from fixtures on the building.

Harline noted that there had been no comments for or against the proposal and only one neighboring property owner had informally asked some questions. Harline reported that all neighbors within 185 had been notified by return receipt letter, a sign had been posted on the property and notice had been published in the Fireside Guard. In response to a question from Million Harline noted that the current zoning was B-2 and therefore a conditional use. Harline referred to the memo for additional information. Harline said in reply to Grenke that the P&Z Commission had the final say unless the vote was negative in which case the applicant could bring it back to this Commission with changes or appeal to the Board of Aldermen. Bagley closed the public hearing at 6:13.

Bagley asked for further comment or question. Harline displayed additional maps of the area. Maenner asked about the access and the addition of a driveway. Gibler East entrance main (Lee) Enter Collier Exit Switzler. Harline noted the property on the north owned by Crumps was 425 N Collier and that would be the address for the entire property.

Hughes made a motion that the request for a Conditional Use Permit for a Self-Storage facility at 425 N. Collier Street be approved and that the City Administrator draft a notice to that effect. The motion was seconded by Grenke. Voting in favor: Bagley, Lee, Grenke, Maenner, Hughes, Million, and Wilkins. Opposed: None. Two absent. Bagley declared the motion passed for Conditional Use Permit #41.

As May Arise

Harline reported that he was making progress with the Mid-MO Regional Planning Commission on bringing the Comprehensive Plan to completion. Harline noted that the City and MMRPC had worked together on a couple of projects – CDBG grants for demolition that did not go forward an

Adjourn

Wilkins made a motion to adjourn that was seconded by Grenke and approved unanimously by voice vote. The meeting adjourned at 6:17 p.m.

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