

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, January 4, 2018.

The meeting was called to order at 6:00 p.m. by Chairman, LeeAllen Smith presiding.

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Don Bagley (Vice-Chair), Mayor Tim Grenke, Brian Maenner, Dale Hughes, Harvey Million, Alderman Jim Lee and Street Foreman, Phil Hoffman. Also present were City Administrator Matt Harline, Rob Paben and Sara Paben. Absent: Alderman Harvey Million and David Wilkins.

Pledge of Allegiance

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

Minutes

Minutes from the previous meeting (October 26, 2017) were presented to the Commission. Amend page where the minutes currently read that LeeAllen Smith opened the meeting it should be Don Bagley and Brian Maenner's name was misspelled. **Grenke made a motion to approve the minutes as amended. The motion was seconded by Hughes and approved by unanimous voice vote. [Editor's note, Grenke was at the meeting so the minutes still reflect that**

Amendments Section 31-25 of the Centralia City Code to allow Self-service storage as a conditional use in the B-1 "Central Business District" in the City of Centralia

Public Hearing: Smith opened the public hearing for comment at 6:04.

Harline explained that this was a hearing to address the topic of changing the zoning code. Harline noted that there is a memo in the agenda packet and that the meeting was advertised on December 13, 2017 and January 3, 2018. Harline added to a question by Grenke that the discussion today was to change the Zoning Code generally for the downtown business district, not a specific project. Harline described the typical uses and setbacks in the downtown area and how they were more restrictive. Harline noted that there is a small industrial zoned area and there was a legal non-conforming use of a lumberyard. Harline noted that the consideration of this change was initiated by a request from the Paben's to convert that old lumberyard to self-service storage, a use that was not allowed currently. Grenke spoke to the specifics of the Paben's project.

Rob Paben described the project that he wished to pursue in the old LaCrosse Lumber building at 212 West Singleton St. Mr Paben noted that he would keep everything within the shell of the current building and he would clean up the property.

Hughes commented that he thought that we should keep these off the square and was skeptical about the proposal. He did not want to see storage lockers with overhead doors opening on to the square. Grenke said that he didn't disagree with that, but he felt that the conditional use permit process could protect against problems.

Mr. Paben noted that his property had included storage for the entire use of the building. [Editor's note associated with the retail lumber sales] Mr. Paben assured the Commission that all of the doors would be interior and with the exception of gates that would keep out everyone who didn't have storage lockers, that it would remain the same. In answer to a question from Hoffman, Mr. Paben stated that the gates would only allow patrons in and only at certain times of the day.

Harline said that it was possible to draft something that could prohibit rollup/overhead doors or limit it to one exterior such door. Harline said that the Commission can consider traffic, parking required, and the intensity of use for this district. Harline said there is a way to make this happen, but the Commission could recommend additional restrictions. Harline asked if the Commission would be okay with the storage facility on North Allen work next to the Historic Museum. Smith said that if the structure and look of a building wasn't going to change he didn't see a problem but he wasn't sure if anything downtown would lend itself to it. Harline suggested that you could use the old Guard office that way. Maenner said that anything that affected the structural integrity or aesthetic appearance of the building should require a conditional use permit.

Smith noted that aesthetics was a slippery slope. Hughes noted that if buildings were used a storage lockers it could take space away from things that fit better in downtown, and he would rather not see any conditional uses in the downtown, not just on the square. Grenke said he thought conditional uses might attract businesses to the downtown. Hoffman said except for a proposal like storage lockers, you might as well doze the building. He thought if you could not tell from the outside, he didn't think it should matter. Hoffman added that he didn't want storage lockers all over downtown. Grenke said the conditional use process could protect the aesthetics. Hughes did see the good in bringing in higher tax revenue, but is a storage locker business going to drive out a better use. Grenke noted that we lifted a restriction on liquor licenses but did not see a run on new businesses wanting a liquor license when the restriction was lifted, we actually saw a decrease.

Bagley noted that the issue was allowing the conditional use of storage lockers in this district. Bagley noted that the downtown hadn't been growing by leaps and bounds so he didn't see adding conditional uses as a problem. Harline noted that there was one conditional use already allowed – Light Manufacturing and he read the restrictions. Harline said the Commission could make a specific prohibition against overhead doors. Mr. Paben spoke to his particular project. Lee said that self-service storage is not necessarily an unattractive business or inappropriate for downtown. Lee added that he wanted to do what we could to encourage businesses to come downtown.

Smith closed the public hearing at 6:29.

Harline noted the conditions already required for B-1 Light Manufacturing were included in the memo. Harline said if the Commission so desired they could propose specific conditions in a motion. Lee wanted to know if there was a term for having all of the activity contained within the building. Grenke suggested "self-contained" or "contiguous construction." Hoffman noted that the Narragansett Building is zoned M-1 and could be a storage building. Lee said that Don (Bagley)'s storage building looks good where it is, but maybe not for downtown.

Hoffman made a motion that the ordinance be developed that allowed for no exterior overhead doors

Maenner asked about signage requirements. There was more discussion about exterior lighting as we have for B-2. Paben made comments about the lighting and signage he was considering. Harline suggested starting with the language already in the ordinance for Light Manufacturing adding consideration for lighting, signage and fencing, except possibly the number of employees on site. Lee and Smith noted that the previous use was there for years. Harline noted that it was a legal non-conforming or grandfathered use probably better suited for where it is now (on

Highway 22). Lee noted that LaCrosse leaving downtown didn't do any favors for downtown. Harline asked again if the conditions b,c and e (from Subsection 31-25 B. 1.)should be kept for self-service storage in B-1.

Maenner asked about the sign square footage for signs in different districts. Harline said there was a restriction to 25 feet in height, but not on the square footage. Maenner said that should probably be addressed. There was further discussion about sign requirements in downtown.

Hoffman repeated a motion that the Planning and Zoning Commission recommends that an ordinance be developed to allow Self-service Storage as a Conditional Use in B-1 Zoning District with the conditions listed as subsections (b.), (c.) and (e.) for no exterior overhead doors available, plus lighting. The motion was seconded by Maenner. Voting in favor: Lee, Hoffman, Maenner, Smith, Grenke, Bagley, and Hughes. Opposed: None. The motion passes.

Harline explained to the Pabens that the recommendation goes to the Board of Aldermen for a decision at their meeting on January 22, 2018. There was a brief discussion with the Pabens who then left.

Comprehensive Plan Review – Chapter Four: Transportation and Land Use

Harline noted that a printed copy of Chapter Four was available for review. Harline explained the legal basis for the need for a Comprehensive Plan. Harline added that this Comprehensive Plan will incorporate the Land Use Plan, the Transportation Plan and possible a Sidewalk Plan and these plans are for the future.

Harline reviewed the draft Transportation Plan and identified Transportation Capital Needs. Harline noted that of the projects that were high priorities as indicated by responses to the Citizens' Survey, the State controlled projects scored highest, with improvements to the area in front of Chester Boren Middle School being the highest priority of City controlled projects. Harline also reviewed the Future Land Use Plan Map, the Roadway Conditions Map and the Sidewalk Plan Map. Hoffman noted that the Roadway Conditions Map had not been updated. Hoffman noted that Campbell and the south end of South Columbia Street were good gravel roads. Harline noted that as gravel roads they were substandard by current standards.

There was discussion about the current number of undeveloped lots, including preliminary platted and final platted lots without a building permit. Harline also noted that there had ben

Smith asked about the comment about the draft plan's statement on page 6 about the need for 22.4 acres of additional land based on growth projection; what is included in that number. Harline said he was not certain. Smith said he was looking forward to seeing chapters population and other demographic data Lee asked about the origin of the numbers too and asked if it was better to miss with too high of an estimate or too low estimate. Maenner noted that the growth rate had been increasing in the last couple of years and asked when one say that we have a capacity problem. Harline said we would run out of lots before anything else. Smith and Hughes talked about the likelihood of area properties developing in the near future. Hughes talked about the growth of Hallsville with the potential for 750 additional homes going in and some were places that people said would never develop. Smith said he was saying that there are some properties that he was pretty sure would not develop and several that he had no idea about. Hoffman said he kept talking to people that moved in to get away from Columbia. Bagley said he thought we might give Ashland a run for their money. Smith reiterated that his question is does the 22.4 Acres

include platted lots that were undeveloped, or was that additional land, beyond the platted lots. Hoffman said that by 5,500 we might need major upgrades in sewer water and electric.

Harline discussed the steps moving forward and timing of meetings. Harline asked about future meetings necessary for adopting the Plan. Smith said that he thought the Committees should meet together again. Smith said that he thought the Planning and Zoning Commission should have the final say in the Comprehensive Plan. Harline said the elected officials get the final say. Hoffman asked if the Planning & Zoning Commission only acted on this chapter of the whole thing. Harline replied that it would be the whole document. Maenner asked about the activity on permits over the past several years. Smith noted that you could get an estimate on population increase by counting the new houses and subtracting the demolitions. Harline asked if Commissioners could make February 22nd. There was discussion about whether or not to have subcommittees meet separately or all at once.

As May Arise

None.

Adjourn

Hoffman made a motion to adjourn that was seconded by Bagley and approved unanimously by voice vote. The meeting adjourned at 7:17 p.m.

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