

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, March 22, 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, Harvey Million, Alderman Jim Lee and Street Foreman, Phil Hoffman. Also present were City Administrator Matt Harline, Ed Siegmund, Don Bormann, Brice Gibler, Dennis Whitaker. Absent: Alderman David Wilkins and Dale Hughes.

Pledge of Allegiance

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

Minutes

Minutes from the previous meeting (January 4, 2018) were presented to the Commission. **Grenke made a motion to approve the minutes as amended. The motion was seconded by Bagley and approved by unanimous voice vote.**

Review of Comprehensive Plan

Presentation by Ed Siegmund of the Mid-Missouri Regional Planning Commission (MMRPC)

Harline introduce Mr. Siegmund and explained the process and the role of the MMRPC. Siegmund explained the importance of a Comprehensive Plan in guiding growth and development. He stressed adopting the Land Use Plan update and the Major Thoroughfare Plan. Siegmund noted that the Plan was already being put into action in the Randolph Road CDBG project and the interaction with MODOT about the MO Highway 124/22/151 intersection.

Siegmund spoke about the transportation planning elements. He discussed having and utilizing an asset management plan. Siegmund talked about the issues with sidewalks and the parts included in the plan.

Harline noted Chapter 9 on resiliency and the fact the project was partially funded by FEMA for community resiliency. Siegmund noted that Missouri has more natural disasters than any other states and FEMA had money for planning issues. Siegmund stated that helped them keep the cost to the City down to \$3,000. Siegmund noted that the resiliency part is in the plan in utility redundancy and other places as well.

Harline noted that development of a Comprehensive Plan is a main function of the Planning and Zoning Commission. Harline said since the information was only now available and it was still not on the City web site that another public hearing would be appropriate.

Public Hearing: Smith opened the public hearing for comment at 6:30p.m. There was no public comment and so Smith closed the public hearing at 6:32 p.m.

Smith asked what the process for approving the Comprehensive should be. Harline said that he felt that there should be a period of about a month where the plan was available for review by the public and then Chairman Smith, Mayor Grenke, and he should discuss the process for adopting the Plan as a whole or in parts. Siegmund stressed the importance of adopting at *least* the Future Land Use Plan and the Smith said that he would like to see the whole plan and not bits and pieces before adopting the Plan.

Smith asked for additional comment and there was none.

Request for a Conditional Use Permit for Self-Service Storage Facility for 212 West Singleton Street

Smith said that he understood that this item would need to be tabled. Harline noted that while an advertisement for a public hearing had been posted on site and in the newspaper, but there had not been actual notice served to the residents within 185 feet by registered mail of the site of the public hearing. Smith asked if the residents needed to be sent registered mail. Harline replied in the affirmative. Therefore, Harline stated, this item would need to be tabled or rescheduled, however since a public hearing was advertised the City should allow any comments to be made during a public hearing.

Public Hearing: Chairman Smith opened the public hearing at 6:34 p.m. There were no comments made. Smith closed the public hearing at 6:35 p.m.

Bagley made a motion to table this item until April 12 at 6:00 p.m. that was seconded by Hoffman and approved unanimously by voice vote.

Smith asked if we would want to hold a public hearing on the Comprehensive Plan on April 12th and Harline said that he would suggest setting a hearing date at the next meeting to allow MMRPC to get printed versions and the web version available. Smith agreed that he wanted time to read the document.

Request to Vacate a Part of the Right-of-Way of the 400 Block of North Collier Street and Half of the 200 Block of East Southgate (video 22:30)

Brice Gibler explained his desire to have ten feet of right-of-way at the north and east end of his property be vacated to provide him more room for his self-service storage business. Gibler stated that this is similar to the use of right-of-way on the former Forrest Chevrolet property.

Harline showed on an overhead projector the location on an aerial map. Harline explained that typically streets and right-of-way (ROW) are dedicated for use by the City for streets; however the underlying land still technically would revert back to the adjacent owners if the right-of-way was vacated. Harline reviewed the recent history of Gibler's property and project for self-service storage. Harline noted that there had been a contractor's error which had made the project more difficult. Harline asked Gibler if he had notified the neighbors and Gibler answered that he had not. Harline said the City had not notified the neighbors. Harline said that he felt that if the City was going to vacate the street on one side of the street that they should look at vacating both sides equally. Harline said that the ROW on that section of Collier was 80 feet which was wider than a lot of streets.

Don Bormann stated that the original town had 80 foot ROW but that width was not necessary at the location. Bormann said that this is wide for this kind of streets but okay for the Centralia downtown. Bormann stated that the road dead-ended on each end and the standard for a commercial street of this nature is 60 feet. Bormann said that he supported this vacation and in fact that it was his idea. Bormann said that he felt vacating ten feet on each side made sense so the City should grant this vacation and if the property owner on the other side asked the City in the future, the City should grant that as well.

Harline said that it would make more sense to take a broader view and decide if the City wanted to identify streets that could have the ROW reduced we should do it at that time. Harline noted that he lived on Hickman Street which had an 80 foot ROW but that includes the street, a gravel area often used for parking and the sidewalk and it would not be appropriate to vacate that ROW. Harline noted two recent cases on Southgate near Fullenwider and West Singleton Street near the COLT RR tracks the City had vacated one side of the street where there was an odd alignment that made vacation on one side made sense.. Million said that Harline said something about broader policy, but the current standard for commercial was sixty feet for commercial. Harline replied that was correct for new buildings.

Dennis Whitacre stated that he had property on this street. Whitacre said he had been dealing with the Forrest fence for 23 years it was in his way but he had been dealing with it for years. Whitacre noted that he had been required to have a 25 foot setback and if this developer had a plan that wouldn't fit on his property that was his problem.

Lee asked how the project got off. Gibler stated that the architect he hired made a mistake in his original plan showing 150 feet where there was actually 120 feet. Gibler said that he could make the project work, but the additional land would make it better. Harline said in answer to Lee's question that the Fire Marshall had approved the project. Bormann said that he doesn't usually support vacating ROW but he did here. Whitacre said he said that the argument that the street didn't go anywhere but it was not a good one for Collier or Southgate. Bormann said that he didn't recommend vacating Southgate. Smith noted how valuable the wide ROW was on the night of the Tractor Parade. Whitacre thanked the City for improving the Park. Harline said that it was probably correct that the fill 80 foot ROW is not needed here, but it would make better sense to take a look at the overall City-wide need for 80 foot ROW. Lee said that idea of 60 foot street ROW may be a good one.

Harline explained that Commission needs to make a motion to make a recommendation to approve or deny this request. The City could also look at the City-wide need for 60 foot across the City. Hoffman said that perhaps we should table this. Harline said that it would be better to make a specific recommendation on the proposal and then look at more general directions. Harline said that it would be a bad idea to vacate ROW in some parts of the City like Hickman so perhaps the report could deal with only part of the City .

Hoffman made a motion to have City staff bring back a report with recommendations on the need for 80 foot right of ways and reducing some to 60 feet City-wide. Million seconded the motion and it was approved unanimously by voice vote.

Smith said a motion is required on the vacation request.

Bagley made a motion to deny the both vacation requests that was seconded by Hoffman and approved unanimously by voice vote.

Gibler asked if he could appeal to the Coard of Aldermen. Bormann stated that in some cases Planning and Zoning denials meant that the issue died at Planning and Zoning. Harline read from the City Code that the Commission is required to make a recommendation and that the Board of Aldermen must vote up or down.

As May Arise

LeeAllen Smith noted that he received information including the revised agenda the day of the meeting, which did not give him sufficient time to read it. He would like the Staff to do better at getting information in a more timely fashion.

Adjourn

Grenke made a motion to adjourn that was seconded by Lee and approved unanimously by voice vote. The meeting adjourned at 7:21 p.m.

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