

AGENDA

CITY OF CENTRALIA, MISSOURI

Planning and Zoning Commission

Thursday, February 4, 2016

6:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. Pledge of Allegiance
- III. Approval of Minutes of Previous Meetings
- IV. Proposed Voluntary Annexation of Property by Thomas and Eileen Patton
 - A. Public Hearing
 - B. Recommendation to the Board of Aldermen
- V. Zoning of Property Proposed for Voluntary Annexation by Thomas and Eileen Patton
 - A. Public Hearing
 - B. Recommendation to the Board of Aldermen
- VI. Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment
 - A. Public Hearing
 - B. Recommendation to the Board of Aldermen
- VII. Comprehensive Plan Process Update
- VIII. As May Arise
- IX. Adjourn

From: Matt Harline, City Administrator
To: Planning & Zoning Commission
CC: Merritt Beck, City Attorney
Date: February 4, 2016, 2015
Re: General Meeting Notes



Item IV – Voluntary Annexation of Property Owned by the Pattons

John and Eileen Patton have requested annexation of a parcel of land that is 180 feet deep by 90 feet wide into the City of Centralia. It is the City's understanding that Mr. Patton desires to sell this land, and some additional contiguous land, to his grandson Matthew Ingebritson.

This piece of property is compact and contiguous to the city boundaries. We currently provide water and electric service and the Pattons are in the process of connecting the property to sanitary sewer in anticipation of this annexation request. Fire, police and sanitation service could be provided with no discernable additional burden. The only caveat is that the new property owner will have to haul his trash about 150 feet to the end of Hickman Street as it is currently aligned.

The City will need to plan for the acquisition of right-of-way and the extension of Hickman Street at some point in the future. This property includes what would be the west half of the extension of North Hickman Street.

At this point, the owner does not want to annex the entire property (approximately 5.3 acres), because he desires to continue to use the property in a way that is in conflict with municipal laws (e. g. hunting). The Pattons have cooperated with the Cornerstone Baptist Church to run 8" sanitary sewer main at their expense to the south end of the Pattons' property at 849 N. Hickman. Mr. Ingebritson would have to extend a lateral line from the end of this line to his house. The City will assume ownership of the 8" line once it is constructed to our standards.

An advertisement for this public hearing and the upcoming public hearing before the Board of Aldermen on February 16th was published in Centralia Fireside Guard on Wednesday, January 20, 2016. As of the writing of this memo, no comment has been received. A map of the proposed area to be annexed as well as the as yet unrecorded survey are included in this packet.

Staff recommendation: Staff feels confident that the City can supply all services immediately to the property in question and that annexation of the property into the City Limits of Centralia, Missouri would allow for the provision of City service and city expansion in an orderly manner. If the Commission agrees then a motion recommending annexation of this property to the Board of Aldermen would be in order.

Item V – Zoning of Property Proposed for Voluntary Annexation

The annexation of the property requires the zoning of the property as well. In keeping with the property already annexed into the City along the west side of North Hickman and south of the subject property, the Pattons have requested B-2 zoning. Since this is consistent with the current

land use plan the Staff has no objection. The existing Comprehensive Plan anticipates some residential and some industrial land use in this immediate area, but the B-2 zoning seems more appropriate.

An advertisement for this public hearing and the upcoming public hearing before the Board of Aldermen on February 16th was published in Centralia Fireside Guard on Wednesday, January 20, 2016. As of the writing of this memo, no comment has been received. A map of the proposed area to be zoned as well as the as yet unrecorded survey are included in this packet.

Staff recommendation: Staff feels that the B-2 is a reasonable land use designation for this property. If the Commission agrees then a motion recommending B-2 zoning to the Board of Aldermen would be in order.

Item VI – Fees Assessed for an Appeal to the Board of Adjustment

The Board of Aldermen at their meeting of August 17, 2015 made a request that the Planning and Zoning Commission review the fees assessed for appeals. They asked the Commission to consider the request made by the Board of Adjustment at their last meeting on August 14, 2015, that the fees be raised from a maximum of \$25 to a maximum of \$100. The fees are set by ordinance in Chapter 31 and therefore a recommendation from the Planning and Zoning Commission is required.

In October this Commission recommended changing the amount to \$100 and an ordinance was subsequently passed by the Board of Aldermen. However, the ordinance deleted the entire paragraph and only reinstated the amended first paragraph. In order to avoid ANY possible procedural missteps, we are holding a new hearing as required by City Code and then asking the Board to pass a new ordinance reinstating the full section with the higher fee. A draft of the proposed ordinance, with the full section, is included in this packet.

The cost for advertising the last meeting exceeded \$200. There were additional costs for posting a sign on the property and mailing notices and of course staff time. In addition the City paid for a court reporter. The current fee seems to have been established along with the code in 1961. A copy of the bill for publishing the advertisement of the public hearing in August is included in the packet.

An advertisement for this public hearing and the upcoming public hearing before the Board of Aldermen on February 16th was published in Centralia Fireside Guard on Wednesday, January 20, 2016. As of the writing of this memo, no comment has been received.

Staff recommendation: Staff recommends increasing the fee as requested by the Board of Adjustment. If the Commission agrees they should consider sending a recommendation to increase fees to the Board of Aldermen.

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, October 8, 2015.

The meeting was called to order at 6:01 p.m.

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Guy Lee (late), Dale Hughes, Mayor Tim Grenke, Mark Mustain, Don Bagley, Jim Lee, Absent: Harvey Million and Don Bormann. Also present were City Attorney, Merritt Beck and City Administrator, Matt Harline.

Pledge of Allegiance

Those present recited the pledge.

Chairman Smith asked for comments or corrections to the previous minutes. **Hughes made a motion to approve the minutes of the June 11, 2015 meeting that was seconded by Bagley and approved unanimously by voice vote**

Public Hearing to Consider Proposed Change to Rear Yard Setbacks in the R-1 Zoning District

Chairman Smith opened the Public Hearing. There were no comments from the Public. Harline noted that one written comment had been received by Boyd Harris and it was included in the packet and Mr. Harris was in favor of the proposal for 25 foot rear yard setbacks.

Harline noted that an advertisement had been published in the Centralia Fireside Guard noting that a public hearing would take place here at 6:00 p.m. tonight and another public hearing would take place before the Board of Aldermen at 7:00 p.m. on October 19th.

Chairman Smith closed the public hearing.

Public Hearing to Consider Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment

Chairman Smith opened the Public Hearing. There were no comments from the Public.

Harline noted that there had been no written comment received. Harline noted that an advertisement had been published in the Centralia Fireside Guard noting that a public hearing would take place here at 6:00 p.m. tonight and another public hearing would take place before the Board of Aldermen at 7:00 p.m. on October 19th.

Jim Lee asked what the current fee was. Harline said the current fee is \$25 which apparently was set in 1961. Chairman Smith closed the public hearing.

Discussion of Proposed Change to Rear Yard Setbacks in the R-1 Zoning District

(Guy Lee arrived). Harline explained the current rule was that rear yard setbacks was

thirty feet or 30% of the lot depth. Harline said that he had received two phone calls in support of the twenty-five foot setback. Harline noted that we had had two hearings at the Board of Adjustment and that both involved set back problems on cul-de-sac lots. Harline said that in both cases a 25 foot rear yard setback would have made it easier to fit the house, although he was not saying that no geometry would have allowed a different answer in those two cases. Harline noted that in the Southwest Country Estate subdivision there were twelve unused cul-de-sac lots. Harline said that several lots have 100 foot lot depths at their shortest, and in cul-de-sacs you had to push your building line back to a point with a 60 foot frontage. Grenke asked if they combined the lots at the end of the street that would help. Harline said it might or might not.

Harline noted that R-2 references the lot setbacks in R-1. He asked Beck if that would by reference change R-s and Beck answered in the affirmative. Harline said that in the equivalent zone in Boone County (R-S) the rear yard setback was 25 feet, and in the City of Columbia it was 25 feet or 25% [editor's note: the rear yard setback is 25 feet or 30%] of the lot depth, whichever is less.] Grenke asked if this would affect lots that were already built and Harline said that they could build farther back. Harline said that 25 feet, but not 25% would be his preference. Harline said that only lots that are 75 feet [editor's note: lots 83.33 feet] or shorter would become non-conforming. Grenke asked if this would only be for new building. Bagley noted that people could alter their plans and build farther back. Harline said that this would apply to all lots. Harline noted that Bormann had expressed support for the change to him personally.

Smith noted that 232 South Bradford was an example of a lot that would become non-conforming. Grenke suggested a lot on South Allen. Harline said that they could include a phrase to incorporate 25% of the lot as the rule. Hughes asked if staff preferred adding the 25% option. The Committee studied some specific examples. Bagley noted that if we create a legal non-conforming lot then if it burns down, you might not be able to rebuild and the 25% helps that. Jim Lee stated that since we are trying to encourage the demolition and rebuilding on the older lots where the smaller lots are and so he slightly favored the 25% or 25 feet approach. Harline noted that in some of the older neighborhoods the front setback was less than 25 feet because the front yard setback on those streets was set by the average of the setbacks on that street and that would help.

Bagley made a motion to recommend to amend Section 31-20 B to read: "Rear Yard. The depth of the rear yard shall be not less than twenty-five (25) feet." The motion was seconded by Tim Grenke and approved unanimously.

Discussion of Proposed Increase to the Fees Assessed for an Appeal to the Board of Adjustment

Harline said that he had included the bill for the last Fireside Guard in the packet and that the bill was over \$200 for both of the two ads required. Harline added that the cost of the court reporter had been \$100 and \$150 for the last two hearings. Harline added that this was a public process and he wasn't looking to recover all the costs or make it difficult

for an appeal, but he would like to recover a bit more of the costs. Harline noted that the Board of Adjustment he had asked for a recommendation for a fee increase to \$75 or \$100 and they had recommended increasing the fees to \$100 at their last meeting. Harline noted that it was not the City's intention to discourage appeals, nor to recoup all costs since this was a public process.

Hughes made a motion to increase the fees to one hundred dollars (\$100.00) that was seconded by Bagley and approved unanimously by voice vote.

I. As May Arise

None.

Grenke made a motion to adjourn that was seconded by Mustain and approved unanimously by voice vote. The meeting adjourned at 6:30 p.m.

G:\Meetings\04 - P&Z\2015 - 2016\P&Z Mtg 20151008\Minutes - Planning & Zoning - Oct 8, 2015.docx

PETITION REQUESTING ANNEXATION OF LAND TO
THE CITY OF CENTRALIA, MISSOURI

That Thomas Patton and R. Eileen Patton, husband and wife, hereinafter referred to as Petitioners, hereby present their petition requesting annexation to the Board of Aldermen of the City of Centralia, Missouri, with this petition stating and alleging the following:

1. That Petitioner, Thomas Patton, is the owner of all fee interests of record in and to the following described tract of real estate in Boone County, Missouri:

A portion of the parcel of property conveyed to Thomas Patton, by warranty deed dated May 10, 2006, and recorded in Book 2941, Page 19, Records of Boone County, Missouri described as:

A tract of land situated in the Northwest Quarter of the Northwest Quarter of Section 10, Township 51 North, Range 11 West, Centralia, Boone County, Missouri, being more particularly described as follows:

Commencing at a ½" rod set at the west 1/16th corner common to Sections 3 and 10 per Book 1147, Page 956 Records of Boone County, Missouri; Thence along the west 1/16th line of said Section 10, S01° 37'58"W a distance of 713.68 feet to the point of beginning;

Thence leaving said line, N88° 12'29"W a distance of 180.0 feet;

Thence S01° 37'58" W a distance of 90.0 feet to the North line of the current city limits, by the City of Centralia, Missouri Ordinance 2047 recorded in book 1473, page 870 Records of Boone County, Missouri;

Thence along the current City Limits, S88° 12'29"E a distance of 180.00 feet;

Thence N01° 37'58" E a distance of 90.0 feet to the point of beginning, containing 16,200 square feet more or less.

2. That said real estate is not now a part of any incorporated municipality.

3. That said real estate adjoins and is contiguous and compact to the existing corporate limits of the City of Centralia, Missouri.

4. That Petitioners request that said real estate be annexed to and be included within the corporate limits of the City of Centralia, Missouri, as authorized by the provisions of Section 71.012, Revised Statutes of Missouri.

5. That Petitioners request that: (1) the City of Centralia, Missouri, cause the required notice to be published; (2) the Board of Aldermen of the City of Centralia, Missouri, conduct the public hearing required by law; and (3) the Board of Aldermen of the City of Centralia, Missouri, thereafter adopt an ordinance extending the limits of the City of Centralia, Missouri, to include the above described real estate.

Date: 1-19-16

Thomas Patton

Thomas Patton

R. Eileen Patton

R. Eileen Patton

OWNER and PETITIONERS

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

On this 19th day of January, 2016, before me personally appeared Thomas Patton and R. Eileen Patton, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Centralia, Boone County, Missouri the day and year first above written.

Donna G. Stephens

Notary Public

State of Missouri

Commissioned in Boone County

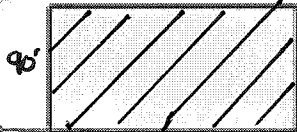
(SEAL)



DONNA G. STEPHENS
My Commission Expires
June 25, 2019
Audrain County
Commission #15071612

My commission expires: June 25, 2019

My commission number: 15071612



8'

180'



Subject Property

B-2

Hickman St

R-1

R-3

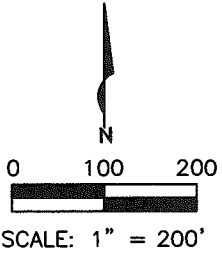
Green Gables

Allen St

Fairground St

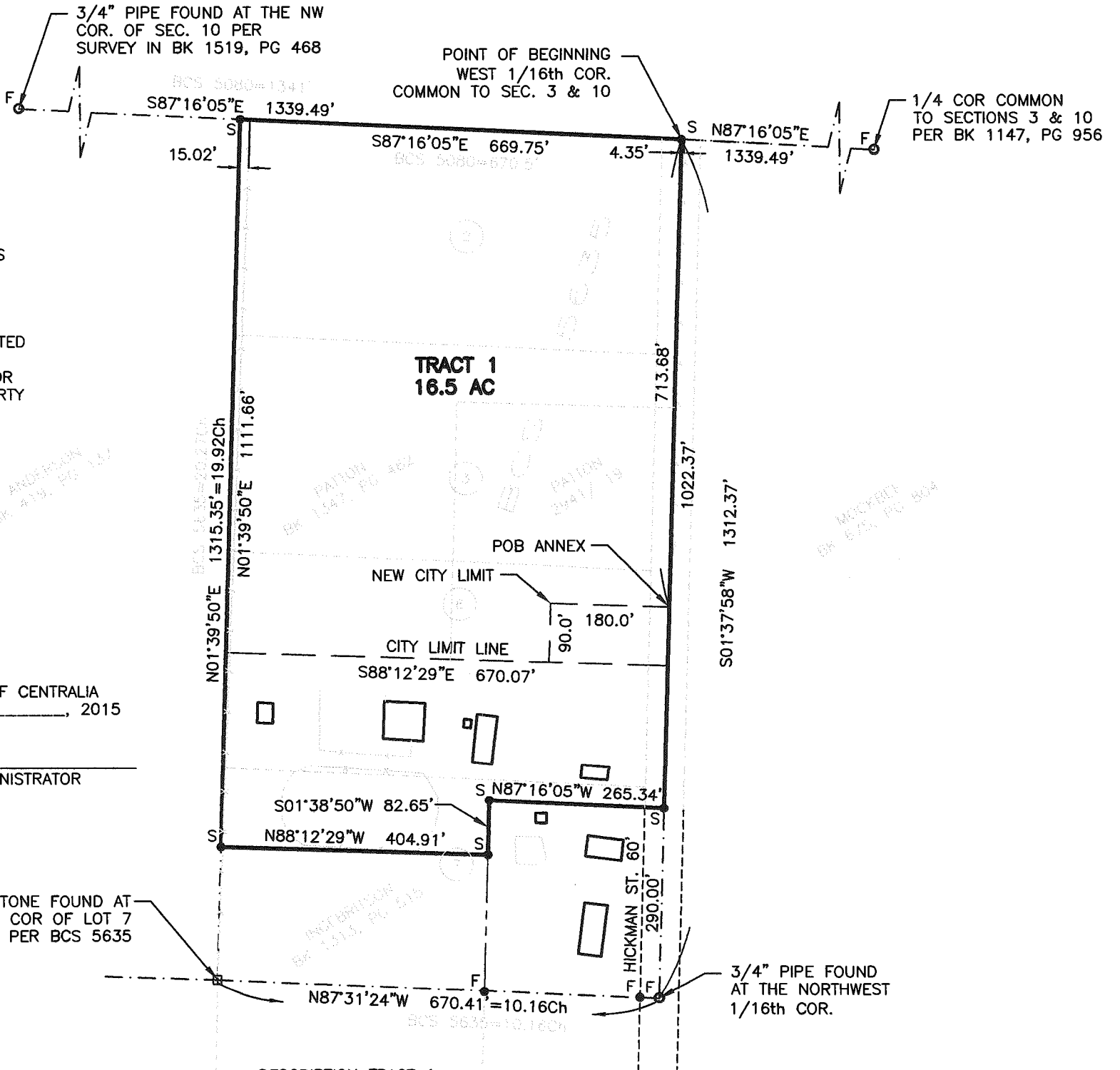
Wigham St

**PLAT OF SURVEY
FOR THOMAS PATTON
A PORTION OF SECTION 10,
TOWNSHIP 51 NORTH, RANGE 11 WEST
BOONE COUNTY, CENTRALIA, MISSOURI**



LEGEND

- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- △ RIGHT OF WAY MARKER
- ▣ STONE MONUMENT
- CORNER POST
- FENCE LINE
- OVERHEAD ELECTRIC



SURVEYOR'S NOTES

ORDER # 10794

THE BASIS OF BEARING IS
GRID NORTH OF THE
MISSOURI STATE PLANE
COORDINATE SYSTEM

THIS SURVEY WAS EXECUTED
TO COMPLY WITH THE
ACCURACY STANDARDS FOR
AN URBAN CLASS PROPERTY

APPROVED BY THE CITY OF CENTRALIA
THIS _____ DAY OF _____, 2015

MATT HARLINE, CITY ADMINISTRATOR

DESCRIPTION TRACT 1:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 11 WEST, BOONE COUNTY, CENTRALIA, MISSOURI, CONTAINING ALL OF LOTS 2, 3, A PORTION OF LOTS 6, 7, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD SET AT THE WEST 1/16th CORNER COMMON TO SECTIONS 3 AND 10;
THENCE ALONG THE WEST 1/16th LINE OF SAID SECTION 10, S01°37'58"W A DISTANCE OF 1022.37'
TO A 1/2" ROD SET;
THENCE LEAVING SAID LINE, N87°16'05"W A DISTANCE OF 265.34' TO A 1/2" ROD SET;
THENCE S01°38'50"W A DISTANCE OF 82.65' TO A 1/2" ROD SET AT THE NORTHEAST CORNER OF THE
DEED IN BOOK 1313, PAGE 515;
THENCE ALONG SAID DEED, N88°12'29"W A DISTANCE OF 404.91' TO A 1/2" ROD SET ON THE WEST
LINE OF LOT 6 PER BOONE COUNTY SURVEY 5635;
THENCE ALONG THE WEST LINE OF SAID SURVEY, N01°39'50"E A DISTANCE OF 1111.66' TO A 1/2"
ROD SET AT THE NORTHWEST CORNER OF SAID SURVEY;
THENCE S87°16'05"E A DISTANCE OF 669.75' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 16.5 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

STATE OF MISSOURI }
COUNTY OF _____ } SS

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS _____ DAY OF DECEMBER, 2015.

THIS IS TO CERTIFY THAT A SURVEY WAS EXECUTED UNDER MY
PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST
OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN
ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS, 10CSR 30-2 AND THE RESULTS ARE
REPRESENTED ON THIS PLAT OF SURVEY.

MARK W. ROBERTSON, P.L.S. 2008016665
DATE: DECEMBER _____, 2015

ANEXATION DESCRIPTION: A TRACT OF LAND SITUATED IN THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 51 NORTH, RANGE 11 WEST, BOONE COUNTY, CENTRALIA,
MISSOURI, CONTAINING ALL OF LOTS 2, 3, A PORTION OF LOTS 6, 7,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" ROD SET AT THE WEST 1/16th CORNER
COMMON TO SECTIONS 3 AND 10; THENCE ALONG THE WEST 1/16th
LINE OF SAID SECTION 10, S01°37'58"W A DISTANCE OF 713.68' TO
THE POINT OF BEGINNING;
THENCE LEAVING SAID LINE, N88°12'29"W A DISTANCE OF 180.0';
THENCE S01°37'58"W A DISTANCE OF 90.0' TO THE NORTH LINE OF
THE CURRENT CITY LIMITS, BY THE DEED IN BOOK 1473, PAGE 870;
THENCE ALONG SAID NORTH LINE, S88°12'29"E A DISTANCE OF 180.00'
TO THE WEST 1/16th LINE OF SAID SECTION;
THENCE ALONG SAID LINE, N01°37'58"E A DISTANCE OF 90.0' TO THE
POINT OF BEGINNING. CONTAINING 16200 Sq Ft MORE OR LESS.

**NOTICE OF PUBLIC HEARING
REGARDING AMENDING ZONING CODES –
FEES FOR APPEALS TO BOARD OF ADJUSTMENT**

A Public Hearing will be held before the Centralia Planning and Zoning Commission during its meeting beginning at 6:00 p.m. on Thursday, February 4, 2016, 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 Tuesday, February 16, 2016.

The purpose of this hearing will be to receive public comment on a proposal to amend the Centralia City Code, Section 31-63, regarding fees required to file an appeal with the Board of Adjustment of the City of Centralia, Missouri.

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, February 4, 2016 for the Planning and Zoning Commission meeting and 5:00 p.m. Tuesday, February 16, 2016 for the meeting of the Board of Aldermen.

**NOTICE OF TWO PUBLIC HEARINGS
REGARDING ESTABLISHING PROPOSED B-2 ZONING
FOR NEWLY ANNEXED PROPERTY**

A Public Hearing will be held before the Centralia Planning and Zoning Commission during its meeting beginning at 6:00 p.m. on Thursday, February 4, 2016, 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 Tuesday, February 16, 2016.

The purpose of these hearings will be to receive public comment on a proposal to establish B-2 (Highway Business District) zoning as permanent zoning for property proposed to be voluntarily annexed to the City of Centralia, Missouri. The voluntary annexation petitioners are Thomas Patton and R. Eileen Patton, husband and wife, of Centralia, Missouri. The property is owned by Thomas Patton, Centralia, Missouri and is shown on the map below. The full legal description of the property is

A portion of the parcel of property conveyed to Thomas Patton, by warranty deed dated May 10, 2006, and recorded in Book 2941, Page 19, Records of Boone County, Missouri described as:

A tract of land situated in the Northwest Quarter of the Northwest Quarter of Section 10, Township 51 North, Range 11 West, Centralia, Boone County, Missouri, being more particularly described as follows:

Commencing at a 1/2" rod set at the west 1/16th corner common to Sections 3 and 10 per Book 1147, Page 956 Records of Boone County, Missouri; Thence along the west 1/16th line of said Section 10, S01° 37'58"W a distance of 713.68 feet to the point of beginning;

Thence leaving said line, N88° 12'29"W a distance of 180.0 feet;

Thence S01° 37'58" W a distance of 90.0 feet to the North line of the current city limits, by the City of Centralia, Missouri Ordinance 2047 recorded in book 1473, page 870 Records of Boone County, Missouri;

Thence along the current City Limits, S88° 12'29"E a distance of 180.00 feet;

Thence N01° 37'58" E a distance of 90.0 feet to the point of beginning, containing 16,200 square feet more or less.

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, February 4, 2016 for the Planning and Zoning Commission meeting and 5:00 p.m. Tuesday, February 16, 2014 for the meeting of the Board of Aldermen.

The Centralia Park Department is currently accepting bids for the following items:

- A) 2 Diving platforms and boards
- B) 1 Double funnel fiberglass pool slide.

Sealed bids will be taken at the Recreation Center, 802 West Lakeview St, Centralia MO 65240 until Monday February 15, 2016.

**NOTICE OF TWO PUBLIC HEARINGS
REGARDING PROPOSED ANNEXATION**

A Public Hearing will be held before the Centralia Planning and Zoning Commission during its meeting beginning at 6:00 p.m. on Thursday, February 4, 2016, 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 Tuesday, February 16, 2016.

The hearings concern the proposed voluntary annexation into the City of Centralia, Missouri of the following described real estate in Boone County, Missouri:

A portion of the parcel of property conveyed to Thomas Patton, by warranty deed dated May 10, 2006, and recorded in Book 2941, Page 19, Records of Boone County, Missouri described as:

A tract of land situated in the Northwest Quarter of the Northwest Quarter of Section 10, Township 51 North, Range 11 West, Centralia, Boone County, Missouri, being more particularly described as follows:

Commencing at a 1/2" rod set at the west 1/16th corner common to Sections 3 and 10 per Book 1147, Page 956 Records of Boone County, Missouri; Thence along the west 1/16th line of said Section 10, S01° 37'58"W a distance of 713.68 feet to the point of beginning;

Thence leaving said line, N88° 12'29"W a distance of 180.0 feet;

Thence S01° 37'58" W a distance of 90.0 feet to the North line of the current city limits, by the City of Centralia, Missouri Ordinance 2047 recorded in book 1473, page 870 Records of Boone County, Missouri;

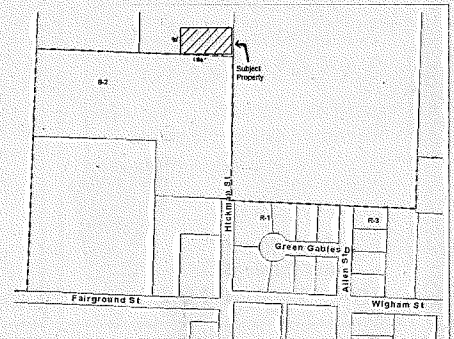
Thence along the current City Limits, S88° 12'29"E a distance of 180.00 feet;

Thence N01° 37'58" E a distance of 90.0 feet to the point of beginning, containing 16,200 square feet more or less.

The proposed voluntary annexation is requested by Thomas Patton and R. Eileen Patton, of Centralia, Missouri. At these public hearings any interested person, corporation, or political subdivision may present evidence regarding the proposed annexation. Comments concerning the proposed annexation will also be received during regular business hours, at the City Administrator's Office at City Hall, 114 S. Rollins, Centralia, Missouri not later than 5:00 p.m., Thursday, February 4, 2016 for the Planning and Zoning Commission meeting and 5:00 p.m. Tuesday, February 15, 2016 for the meeting of the Board of Aldermen.

Furthermore, any objection to the proposed annexation should be filed, in writing, with the Board of Aldermen of the City of Centralia, Missouri, at City Hall, 114 S. Rollins, Centralia, Missouri not later than fourteen days after the date of the public hearing before the Board of Aldermen, being 5:00 p.m. on Wednesday, March 2, 2016.

The location of the property proposed to be annexed is shown on the map:



0

SIPC

level, station plogle Mexico,

ser-tified con-hour 163

stage nets, and room 754-age.

ZONING REQUEST

TO: The Board of Aldermen and the Planning and Zoning Commission
of the City of Centralia, Missouri

Please be advised that the undersigned, Thomas Patton, the owner of the parcel of property in Boone County, Missouri that is being requested to be annexed into the City of Centralia, Missouri per the Petition Requesting Annexation of Land to the City of Centralia, Missouri from Thomas Patton and R. Eileen Patton, husband and wife, that they have signed on January ____, 2016, request that said land be zoned "B-2". The undersigned understand and acknowledge that this zoning request cannot be made a condition to the petition requesting annexation.

Date: 1-18-16



Thomas Patton



R. Eileen Patton

OWNER and PETITIONERS

BILL NO. _____

ORDINANCE NO. _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

"AN ORDINANCE TO AMEND SECTION 31-63 OF THE CENTRALIA CITY CODE TO INCREASE THE FEE FOR AN APPEAL TO THE BOARD OF ADJUSTMENT."

WHEREAS, the City of Centralia Planning and Zoning Commission, after consideration on February 1, 2016 voted by a vote of x to x to recommend to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Section 31-63 of the Centralia City Code be amended to increase the fee for an appeal to the Board of Adjustment.; and

WHEREAS, no citizens appeared at the hearing, with no citizens supporting the proposed amendment and no citizens opposing the proposed amendment, and no written protest has been made to such proposed amendment; and

WHEREAS, in accordance with Section 31-9 of the Centralia City Code, notice of a public hearing regarding the proposed amendment to Section 31-63 of the Centralia City Code was given by the Board of Aldermen, stating that a hearing would be held on February 16, 2016 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the January 20, 2016 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 16, 2016 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing all parties in interest and citizens were given an opportunity to be heard in relation to the recommended amendment and no person expressed opposition to the proposal; and

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri, has determined that the amendment to Section 31-63 of the Centralia City Code is in the best interest of the City

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Section 31-63 of the Centralia City Code is hereby changed, altered and amended to read as follows:

Appeals to the Board may be taken by any person aggrieved, or by any officer, department, Board or bureau of the City affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the Board a notice of appeal, specifying the grounds thereof, and a filing fee as required by the rules of the Board, not to exceed one hundred Dollars and No Cents (\$100.00). The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

The Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear, in person, by agent, or by attorney.

Such Board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all powers of the officer from whom the appeal is taken.

The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, to decide in favor of the applicant on any matter upon which it is required to pass under this Chapter, or to effect any variation in this Chapter

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 16th day of February, 2016.

Tim Grenke, Mayor

ATTEST:

Heather Russell, City Clerk

This ordinance approved by the Mayor this 16th day of February, 2016.

Tim Grenke, Mayor

ATTEST:

Heather Russell, City Clerk

Centralia Fireside Guard

P.O. Box 7
Centralia MO 65240

ADVERTISING STATEMENT / INVOICE

1/1

BILLING DATE	TERMS OF PAYMENT
08/31/2015	LWPubs - Missouri Terms

BILLED ACCOUNT
CITY OF CENTRALIA 114 S. ROLLINS CENTRALIA , MO 65240

BILLED ACCOUNT NO.	AGENCY/CLIENT
00020301	00020301
NAME OF AGENCY/CLIENT	
CITY OF CENTRALIA	

DATE	TRANS #	DESCRIPTION	INS	SIZE	INCHES	AMOUNT	TOTAL
07/31/2015		Balance Forward					283.00
08/05/2015	300347257	Board of Adjustment PO 47236 -	1	2 x 7	14.00	101.50	384.50
08/05/2015	300347258	Fire Truck Financing PO 47236 -	1	2 x 3	6.00	43.50	428.00
08/05/2015	300347262	Impala For Sale Bid PO 47236 -	1	2 x 2	4.00	29.00	457.00
08/12/2015	300347850	Real Estate Taxation PO#47328 -	1	3 x 6.5	19.50	141.38	598.38
08/19/2015	300348343	Bid Invite Conduit 47239 - 00141077 Bid	1	3 x 9	27.00	195.75	794.13
08/19/2015	300348362	Board of Adjustment PO 47236 -	1	2 x 7	14.00	101.50	895.63
08/24/2015	400139467	Payment Check 59410				-283.00	612.63
08/26/2015	300349355	Real Estate Taxation PO#47503 -	1	3 x 6.5	19.50	141.38	754.01

CURRENT	AGING			
	1 - 30	31 - 60	61 - 90	91 - 120
\$ 754.01	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

TOTAL NET AMOUNT DUE
\$ 754.01