

Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, July 21, 2016.

The meeting was called to order at 6:02 p.m.

ROLL CALL – Commissioners Present: LeeAllen Smith (Chair), Alderman Jim Lee Harvey Million, Dale Hughes, Mayor Tim Grenke, Guy Lee, Don Bagley and Electric Foreman, Mark Mustain, Absent: Alderman Don Bormann. Also present were City Attorney, Merritt Beck, Ed Siegmund, Executive Director of the Mid-Missouri Regional Planning Commission, City Administrator, Matt Harline, City Intern, Nathan Kuhn and James Smith of the Fireside Guard.

Pledge of Allegiance

Those present recited the pledge.

Chairman Smith asked for comments or corrections to the previous minutes. Harline noted that they had been sent out in the packet. **Hughes made a motion to approve the minutes of the June 23, 2016 meeting that was seconded by Bagley and approved unanimously by voice vote**

Comprehensive Plan Topics.

Harline noted that we are reviewing the City's Comprehensive Plan and a copy of the previous one was sent out in the electronic packet. Harline noted that several items proposed in the plan had come to pass. Harline added that we would be incorporating emergency management and capital improvement planning in this process. Harline introduced Ed Siegmund, Executive Director of the Mid-Missouri Regional Planning Commission (MMRPC) was here to make a short presentation about the process.

Siegmund explained the role of MMRPC in this project and the six-county region. Siegmund stated that his purpose here was to emphasize the importance of the participation of the Commissioners and the Aldermen in the process, which he felt was vital. Siegmund noted that a \$10,000 grant for emergency preparedness has been secured for this project with the help of the Mayor who sits on the MMRPC Board. Siegmund said that there were three things required, financial commitment, City official time commitment and citizen participation. Siegmund noted the four committees: Land Use and Transportation; Utilities and the Environment; Emergency Preparedness and Public Facilities; and Economic Development and Finances. Seigmund made a short Power Point presentation. He reviewed past projects and Centralia data. Siegmund stressed the importance of communication in the process and participation. Siegmund asked when the last review of the Land Use Plan was. Harline said it is dated 2007. Grenke stated that they reviewed it during the EEZ process (2011-13). Harline said he had an outline of where Aldermen and Commission members might fit into the Committees for the Comprehensive Plan, but if the Commissioners didn't like which committee they were targeted for please contact him (Harline). Harline said that we may discover a lot about Centralia in this process and he is excited to bring in new people.

Nathan Kuhn noted the proposed timeline was also in the packet. Siegmund asked about sidewalks and Grenke noted that we had a formal process to have the City and citizens pay to repair sidewalks. Lee said that he would like Lynn Behrns on his committee. Million mentioned asking people to participate who are tied to the committee but don't live within the city limits. Bagley agreed. Siegmund said he had no objection. Bagley pointed out that as the city expands they may be part of the city in the future.

Kuhn noted that there was a lot of information in the application and there would be other opportunities to participate by talking to committee members or making comments at the meetings. Kuhn added that there will be a survey as well. Grenke asked to have the current Comprehensive Plan posted on the Internet.

Further Discussion on Sign Ordinance Changes

Harline said that before Kuhn made a short presentation he wanted to point out that the 18-page ordinance was merely one that Lynn had developed, but it was only sent out as a straw man to discuss, but in his opinion it was very comprehensive and probably overly complex. Harline said the main problem he had seen had already been addressed, but some people might want to address animated signs or temporary signs. Harline added that he would like to redraft section 29 and collect all the pieces from the different parts of the current code into one sign section. Harline said we needed to make sure that people were applying for sign permits. Allen said he had looked at the code and he couldn't understand it and that was a problem. Hughes said that the code needs to be easy to read for a business moving into the area so you don't need to be a rocket scientist, engineer, psychologist or lawyer like Harrisonville, if possible, but define anything that was offensive by size or number as illegal. Allen gave an example of animated, flashing/changing signs and how it was defined and cross-referenced. Harline asked if there was anything that was a particular concern of the Commissioners. Lee said that he is not fond of talking signs. Mustain said he would like to see height restrictions, nothing higher than a power pole. Allen asked about further discussion on sign ordinances.

As May Arise

Harline reported that the City would likely be reviewing the building code as the City of Columbia and Hughes and Bagley asked about the Property Maintenance Code. Harline said that the topic had come up and they were pursuing several properties for violations of the Dangerous Building Code and seven demolitions permits have been taken out. Hughes mentioned a house on Collier Street where storm had damaged a roof that has not been fixed, instead a tarp was thrown over the hole.

Adjourn

Bagley made a motion to adjourn that was seconded by Lee and approved unanimously by voice vote. The meeting adjourned at 6:57 p.m.