

## **Minutes of the City of Centralia, Missouri Planning and Zoning Commission Meeting of Thursday, June 1, 2017.**

The meeting was called to order at 6:00 p.m., Vice Chairman, Don Bagley presiding.

ROLL CALL – Commissioners Present: Don Bagley (Vice-Chair), Harvey Million, Mayor Tim Grenke, Alderman Jim Lee and Street Foreman, Phil Hoffman, Absent: LeeAllen Smith, Dale Hughes, Alderman David Wilkins (a quorum was present). Also present were City Administrator Matt Harline, City Attorney Charles Thompson, James Smith of the Centralia Fireside Guard and Bill Couch.

### Pledge of Allegiance

Tim Grenke led those present in reciting the Pledge of Allegiance. Grenke asked everyone present to keep Officer Jerry Stoebe in their thoughts and prayers as his grandfather recently passed away. Grenke noted that Officer Stoebe's grandfather was very important in his grandson's life, almost like his father in many ways.

### Minutes

Minutes from the previous meeting (April 20, 2016) were presented to the Commission. **Grenke made a motion to approve the minutes as submitted. The motion was seconded by Hoffman and approved by unanimous voice vote.**

### Amending Section 31-42 of the Centralia City Code, to Allow for Construction of a Replacement Sign in the B-T Planned Trailer Court District in the City of Centralia, Missouri.

Harline said that the purpose of this is to decide where the proper place for self-service storage in the City of Centralia should be, it is not explicitly stated in the City Code.

Public Hearing: **Vice Chairman Bagley opened the public hearing.** No one came forward. Harline explained that the new owners of the Trailer Court on MO HWY 22 would like to erect a new sign, but the Centralia City Code for zoning district B-T specifies that a sign can be put up only as part of the required plan as this is essentially a planned district. Harline added that currently the language gives no option for making a minor amendment like installing a larger sign, and there is no record in the City's file of there ever being a sign in the original plan or any amendment, that I can find. Harline reported that the previous sign has been removed and a new sign in a similar place has been requested, and in fact is constructed and ready for installation. Harline stated that language was prepared

James Smith asked if there had been any comments made on the proposal. Harline said that there had been nothing in writing except that the owners of the trailer park had called and emailed in favor of the project. Bill Couch said that the sign was ready to be installed.

Harline noted that the meeting had been advertised in the Centralia Fireside Guard on May 17, 2017.

**Bagley closed the public hearing.**

Harline noted that a sign permit had also been applied for and was pending. **Lee made a motion to recommend that the Board of Aldermen adopt an ordinance amending Subsection 31-42 B. and Subsection 31-43 A. in the B-T Planned Trailer Court Zoning District to allow for the installation of a sign. Million seconded the motion and it was approved by unanimous voice vote.**

Inquiry About Placing a Telecommunications Tower on Singleton Street

Harline made a quick report about the need to adopt new language on the placement of telecommunications towers. Harline noted that an inquiry had been made about placing one on Singleton Street. Bagley asked if it was the same company that had proposed the one in front of Martinsburg Bank. Harline replied it was. Lee stated that the City wants the technology, but would prefer it not to be in the middle of the right of way. Thompson noted that the State laws hand changed and the City needed to update their language to match State law.

Inquiry About a Possible Zoning Change on North Columbia Street

Harline reported that Kenny Cooley had turned in an application to rezone his property near HWY 22 on North Columbia Street from R-s (Two-family residential) to B-2 (Highway Commercial). Harline said that there has been three lots platted there originally and the two lots closest to HWY 22 were already zoned B-2. At the request of the Commissioners Harline displayed the zoning map on the screen.

As May Arise

None

Adjourn

**Grenke made a motion to adjourn that was seconded by Hoffman and approved unanimously by voice vote.** The meeting adjourned at 6:23 p.m.

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