

# AGENDA

## CITY OF CENTRALIA, MISSOURI

### Planning and Zoning Commission

Thursday, July 12, 2018

6:00 P.M.

City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES OF PREVIOUS MEETINGS – *June 7, 2018*
- VI. COMPREHENSIVE PLAN UPDATE
  - A. Public Hearing
  - B. Commission Recommendation
- VIII. ADJOURN

## **Minutes of the Planning and Zoning Commission for 6:00 p.m. June 7, 2018.**

The meeting was called to order by Chairperson Don Bagley at 6:00 p.m.

### I. Roll Call

Dale Hughes, Don Bagley, Tim Grenke, Brian Maenner, Phil Hoffman, LeeAllen Smith, and Jim Lee answered roll call.

Absent: David Wilkins and Harvey Million.

Also in attendance were James Smith from Centralia Fireside Guard, Joe Markus on behalf of ExteNet, John Oliver, John Wheeler, James and Mary Peeper, Joan Ball, Russ Green, Don Bormann, Boyd Harris, Schupp, Chris Finck, and Ted Finck

### II. Pledge of Allegiance

Bagley led everyone in the Pledge of Allegiance.

### III. Approval of Minutes of Previous Meetings

Hughes made a motion to accept the minutes as presented. Smith seconded the motion. The motion carried by unanimous voice vote.

### IV. Conditional Use Permit Application from ExteNet to Install and Operate a Telecommunications Tower at Approximately 102 E. Sneed Street

#### A. Public Hearing

The public hearing was opened at 6:02 p.m.

Markus, who is involved with the engineering of the project, said he was there on behalf of ExteNet to answer any questions the commission may have. He gave a description of the tower, which would be the same size as a utility pole, and the proposed location which is across the street from City Hall. He said the pole would be eight feet in from the curb and nine feet from the sidewalk, between the sidewalk and the street. He said there would be no guide wires on the pole. He explained that it was small cell technology, and the size of a utility pole. Russell said that the information had been presented to Jeff Armontrout, Electric Department Foreman, who said that based on the drawings it was exactly like the utility poles in town.

There was discussion regarding the location, and Hoffman pointed out that there were several utilities located in that same area. There was discussion regarding the placement of the pole, how deep it would go into the ground, the services that were already existing in the area, and whether they would have to bore underground or trench for the connection to electricity. Markus said they would bore underground.

The public hearing closed at 6:22 p.m.

## B. Commission Recommendation

Maenner made a motion to approve the conditional use permit for a telecommunications tower for ExteNet pending the Board of Aldermen's approval of the right-of-way contract. Lee seconded the motion. The motion carried by unanimous voice vote.

## V. Conditional Use Permit Application from Show-Me Shortline Company, LLC for an Airplane Landing Strip

### A. Public Hearing

The public hearing was opened at 6:23 p.m.

The question was posed as to where the strip was to be located, and Russell showed the map with the proposed landing strip.

Chris Finch introduced Ted Finck as his service manager and pilot. Ted explained that the extended center lines on the drawing would not overfly any buildings and that he would not come close to any buildings while operating the airplane.

Smith asked if this would be helicopter or airplane. Ted said it would be a small bush airplane, similar to those used in Africa or Alaska that would need about 400 feet to touchdown and take off, and the proposal is for 1200 feet of runway. He said that they would just need to smooth the existing sod in order to create the runway. The intention is to use it as a private slip, and said it is important not to annoy the neighbors and will limit traffic in and out of the area.

Chris Finck said this would not make any extra traffic in the area, and they would not open it up to others because the insurance company would not allow it.

Smith questioned the possibility of noted operating the plane at night or in bad weather. Ted said they would have to set up runway lights to operate it at night, but that is not the plan.

Smith asked about the storage for fuel. Ted Finck said there was already some on site, so it would be some small additional storage needed. Chris Finck stated that one day they might consider building a hanger for the plan that would include fuel storage, but that would be in conjunction with another warehouse to be built out there at a later date. Chris also said that once building start going up across the street, flying out there become impractical. He said that currently what they will be doing is fly into the area to get parts and take off, but the plane may get stored there overnight on occasion. Most of the time the plane will be hangered in Moberly.

Grenke questioned if they would require an FAA permit. Ted Finck said that as long as there was local approval they would be okay to operate, and no FAA permit was required.

Hoffman asked if the road is built, would an increase in trucks coming and going on the road be an issue. Ted said it should not be an issue, and as a pilot said he would be constantly aware of any traffic.

Grenke asked if there was a concern with taking off and going over the power lines. Ted said obstacles are always a concern, and with 1200 feet and only needing 400 feet he has more than enough room.

Behrns said he inherited a problem like this back in Kansas with the power lines and they were well away from the runway, but a pilot who was very drunk at the time ran into them. He said that there could be conditions put on the permit that they have insurance to hold the city harmless from

damage to the power lines and that they will put orange balls on them at their expense. Ted said he would want to put orange balls on them. Chris Finck said that the former City Administrator had said the City would bury that power line. Grenke said we talked about that, and the cost to bury the power line is quite substantial and he didn't think a decision had been made. Russell said that she was aware of the initial discussion, but was also aware that the Electric Dept. wasn't particularly interested in burying the line and a decision had not been made yet.

Smith asked what would happen if the company would need a bigger airplane that needs more than 400 feet of runway. Ted Finck said that as a pilot he doesn't operate on thin margins, and if they need a bigger plane they won't operate it in and out of Centralia.

Russell read an email from Nick and Heidi Baybrook, 331 Heidi Lane. They expressed the following concerns:

- 1) I am concerned with the noise pollution the landing strip could add. I am an ICU nurse and work nights. It is difficult enough during the day to sleep without the added noise from planes coming and going.
- 2) I am concerned for the safety of my family as this adds a risk, however small, of a plane crashing into my home.
- 3) I am concerned that this will impact the value of my home and the homes of those in this neighborhood. Those that live here tend to be elderly and or those who appreciate things a little quieter.
- 4) I am curious as to what purpose this airstrip will be put, other than the obvious. Is it for transportation, crop dusting, or good transport? Is it just for those who own their own planes for recreational use?
- 5) In what way will the landing strip be advantageous to myself and to the community as a whole?

Chris Finck said they would be happy to answer any of these questions, and feel that most of them had already been answered. It will be one air plane at night, but will be during the day. Ted said that as far as noise pollution is concerned, the plane is quieter than a truck with a jake-brake or a multi-engine airplane. Chris said he would be surprised if anyone inside their house would hear it. Ted Finck said his intention is to always approach from the north.

Russell asked how this would be advantageous to them or the community. Chris Finck said that it is not, other than it is his charge because of the street to create more jobs. It is not a public use airport and won't increase public transport. Ted Finck said that any municipality with an airport, it brings more business. This airport is specifically to bring more business.

The public hearing closed at 6:46 p.m.

Lee made a motion to approve the conditional use permit for an airplane landing strip for Show-Me Shortline Company, LLC at 1302 Rowland Road with the following stipulations:

- Flying will only be allowed during daylight hours
- No flying over residential areas
- If there is new development in the flight path, the conditional use permit will be void
- Show-Me Shortline Company, LLC will pay for the orange safety balls for the power lines
- Show-Me Shortline Company, LLC will list the City as an additional insured on the liability insurance

Maenner seconded the motion. The motion carried by unanimous voice vote.

## VI. Proposed Voluntary Annexation of Property by SSS Homes, LLC and Boyd Harris

## Properties, LLC

### A. Public Hearing

Bormann said that public notice was not sent out in letters to the residents. It was in the newspaper and knows that the neighboring land owners are aware of the public hearing. Russell said she looked it up earlier and we did have a notice in the newspaper.

Ball said that she doesn't read the paper, but found out about it because someone told her that it was her property trying to be annexed.

Mary Peeper said that they don't get the paper either, but heard about it from a friend. James Peeper said he had written some comments, and gave copies to the commission.

Harris said the request came from his partner and himself, but until the commission decides if proper notice was given they did not wish to speak on the request and it would be inappropriate to have any further discussion.

Russell left the meeting to call Cydney Mayfield, City Attorney. The meeting recessed until information was provided.

The meeting returned to session at 7:07 p.m.

Grenke read a letter that Russell produced, which stated that the notice for a public hearing need to be published in the newspaper at least 7 days prior to the public hearing. The noticed had been published in the Centralia Fireside Guard on May 23, 2018. Grenke said that if there is a rezoning request, notice would be required. Russell said that there is a rezoning request, but she did not think the notice was required. Behrns said that he did not find a notice requirement for rezoning other than the newspaper.

The public hearing was opened at 7:10 p.m.

Harris gave a description of the property to be annexed and said he felt the request was reasonable as it is adjacent to property that is already in the City limits on at least one side.

James Peeper said that if the commission chooses to annex the property it the City would have to pay for the sewage to the property.

Bormann said the developer is responsible for taking care of the sewage.

Ball asked what that would do to the property owners in the area as far as property taxes and land value.

James Peeper asked what the part that is already in the City zoned. Bormann said that it was B-2. There was some discussion regarding the county zoning of tract A.

Grenke asked if there would be an additional fee to water district 10. Bormann said we would have to pay a fee. Ball said the City provides water, and Ameren provides the gas and water to the property. There was some discussion regarding where the water meter and water lines are located. Russell said there is City water and electric to tract A.

Ball asked again how it would affect the property values. Grenke said there is no real way to know that.

Smith read the staff comments, which indicated that the Foremen would like to know what the plan

for the property would be as it would affect the services that they provide to the area. Smith asked what the requested zoning would be on the annexed property, and Harris said the preference would be R-2.

The public hearing closed at 7:18 p.m.

Hughes made a motion to recommend the annexation of tract A to the Board of Aldermen. Lee seconded the motion. The motion carried by unanimous voice vote.

Grenke said this would require an ordinance by the Board of Aldermen, and Russell noted it would require a second public hearing.

VII. Request for Rezoning of Land by SSS Homes, LLC and Boyd Harris Properties, LLC from B-2 (Highway Business District) to R-2 (Two-Family Dwelling District)

Bormann asked if there was clarification on the notice requirement for the rezoning request. Behrns said there did not appear to be a requirement in the City Code, and Russell said that she looked in the Code in several places and did not see a notice requirement either.

The public hearing was opened at 7:20 p.m.

Bormann said there are actually two requests, and the rezoning for the triangular shaped piece from B-2 to R-2, and they would like to withdraw that request.

This discussion is regarding the zoning of the piece of property that the commission just voted to annex into the City. Bormann said that the zoning of the property is automatically agriculture until the City rezones the property. He said that the request to zone it R-2 next to a piece of property that is already B-2 is not unreasonable.

There was discussion during the public hearing about the types of properties that could be placed on the land if it were to be zoned R-2.

Harris said that the zoning to R-2 gives him some flexibility as a developer. The most units that could be on the property is nine dwelling units. That could be nine single family homes or four duplexes.

Ball said that her concern is that the person who used to live on the adjacent property was constantly on her property, and she is concerned that if new people move in she will have the same problem.

Ball and Peeper both said they were concerned about the added traffic in the area.

Hoffman questioned if Harris had talked with Special Road district as that is their road. Harris said he had not talked to him, but has talked to the City regarding the water and sewer connections. He reiterated that the developer takes on the cost of the infrastructure. He said there was a need in the town for affordable homes.

Grenke said that when it's annexed in, it automatically becomes R-1. Bormann said it is zoned agriculture. Grenke asked is it would be acceptable to zone it R-1, and then rezone to R-2 if that is

needed at a later date. Bormann stated that the problem with that is it would require another public hearing.

There was more discussion regarding the types of homes that could be put in the R-2 district and the amount of traffic.

Smith noted that for snow removal it would be difficult for the City to get there as there isn't access from Hwy 124 or Rodney Griffin. Hoffman said the road is owned by Centralia Special Road District and is not up to City standards. Bagley questioned if once the property is annexed in, will the road become a City road. Hoffman said the annexation would not include the road, so it would still be maintained by Centralia Special Road District. Hoffman said that if there is a cul-de-sac built, it would be the last road cleared of snow during the winter.

Maenner questioned if we know if our water and sewer department has indicated that the line in that area would accommodate the new development. Bormann said it has enough capacity, and Behrns said there is a 15' line in that area.

The public hearing closed at 7:40 p.m.

Maenner made a motion to recommend the zoning of tract A to be R-2 (two-family dwelling district) to the Board of Aldermen. Hughes seconded the motion. The motion carried with the following votes: Yes – Manner, Hughes, Lee and Hoffman. No – Bagley and Smith.

#### VIII. Comprehensive Plan Update

##### A. Public Hearing

The public hearing was opened at 7:50 p.m.

Russell said that a notice was sent to the comprehensive plan committees and subcommittees with a link to the draft plan. Since that notice has been sent, several people had indicated there were more edits to be made to the plan including some pictures. She said that she did not think that a recommendation to adopt the plan at this meeting.

Smith asked what needed to be done to finalize this plan. Russell said that Planning and Zoning would approve the final draft and a deadline needs to be put on making any edits.

There was some discussion regarding how to get the final edits done and setting a deadline for those edits to be turned in.

The public hearing closed at 7:57 p.m.

Hoffman made a motion to set a deadline for edits to the comprehensive plan as of 5:00 p.m. on July 6, 2018 and to set a meeting to approve the final draft on July 12, 2018. Grenke seconded the motion. The motion carried by unanimous voice vote.

#### IX. Approving Plat 5 Southwest Country Estates

Russell said plat 5 was submitted by Bormann, and noted some correspondence in the packet

between Bormann and Matt Harline. The plat should be ready for recommendation tonight.

There was some discussion regarding where this street would be located in correlation to Columbia Street. Greene asked what the status is of the gravel road near CIS. Bormann said it would not be included in this plat, but would be included in the next plat. James Smith asked how long it would take until the next plat would be approved. Bormann said that this plat was sold out in two years, and the next plat would be presented after this plat was developed. The next plat would include the lots located on Columbia Street.

Hughes made a motion to recommend that approval of Plat 5 Southwest Country Estates to the Board of Aldermen on the condition that the improvements are installed as agreed upon. Grenke seconded the motion. The motion carried by unanimous voice vote.

X. As May Arise

None

XI. Adjourn

Smith made a motion to adjourn. Grenke seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 8:12 p.m.