



Planning & Zoning Commission Meeting

Minutes

Wednesday, September 8, 2021 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. CALL TO ORDER

Minutes:

The meeting was called to order by Chairperson Susan Aleshire at 6:30 p.m.

2. ROLL CALL

Minutes:

Present: Chris Cox, Phil Hoffman, Susan Aleshire, Lynn Behrns, Dale Hughes, Landon Magley and David Wilkins. Absent: Don Bagley and Brian Maenner.

3. PLEDGE OF ALLEGIANCE

Minutes:

Susan Aleshire led everyone in the Pledge of Allegiance.

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

a. Planning & Zoning Minutes - August 3, 2021

(motion)

Minutes:

Lynn Behrns made a motion to accept the minutes as presented. David Wilkins seconded the motion. The motion carried by unanimous voice vote. Absent: Bagley and Maenner.

Vote results:

Ayes: 7 / Nays: 0

ACTION AGENDA

5. PRELIMINARY PLAT FOR NORTH POINTE SUBDIVISION

a. Commission Discussion

Minutes:

Susan Aleshire clarified that this is not a public hearing, but discussion for the commission. Chris Cox stated that the discussion should be about the road as it's the only point of contention at this point, unless someone has anything else. Chris Cox wanted on record, it's money well invested that there will be a third

party engineering company looking at developments now and in the future. Darren's was the first development, but not the reason for having a third party engineer. Mike Forsee brought up concerns pertaining to the sewer and the road. Jay Gebhardt, Civil Engineer with Civil Group, Jay stated that they will need to build a water and sewer line, and are probably going to do a lot of damage to the road. Jay stated that he would like to do a set of plans and get approval for those plans. Jay stated that Darren knows the sewer needs to be brought up the road and they need to maintain access for the three homes up the road. Jay discussed the depth of the and size of the ditches and said they can patch it back or do what the city would like to see done to it. Mike stated that the sewer will need a larger than 3 ft hole due to the sewer being 10 ft deep. Jay asked what the city would like to see. Mike stated that he would like to see it brought up to code. Darren asked from the gallery if the city will be partnering. Mike stated that they don't do that with other developers. Heather added that the cities partnership would be to bring the road up to standard from Fairground. Darren asked about when the improvements would be made, and Heather responded that she couldn't give a time. Some discussion followed on street improvements in the past. Jay added that if they could be granted a variance to do 32 ft road, 6 ft ditch. Landon asked for clarification that we don't do it for anyone else, and if we do it this time we will have to do it again in the future for everyone. Chris Cox stated that if we give the variance we are setting a precedence. Jay asked if we could not designate it a collector street, and just as a residential street. Lynn asked what the comprehensive plan stated. Heather answered that it is designated a collector street. Lynn Behrns gave a history of previous roads with other developments that were discussed earlier in the meeting. Lynn added that the street will add value to Darren's properties. He added that it won't necessarily need sidewalks on both sides. Lynn asked if the temporary cul-de-sac had been discussed. Mike Forsee answered that it had. Jay asked if the council has questions on the right of way. Heather stated that the city attorney agreed that the right of way exists. Jay stated that Darren doesn't have any issues with the city vacating the right of way of Hickman. Heather stated that from Fairground, the City only has 50ft of right-of-way, not 60ft. Some discussion followed and Chris Cox asked if it's a case of setting a precedence or permitting the 32 ft. rd. because of the 50 ft. right-of-way. Robert Hollis stated that we are not setting legal precedence with allowing the variance, and the city would not be legally bound. Chris Cox stated that from the Cities standpoint it's important to be consistent. Lynn asked to have Cydney's opinion on if the right of way would be transferred, contemporaneous with the final plat a deed from the city vacating concurrent with the Patton's and Ingebritson's vacation of their side of the road. Lynn stated we may need an ordinance showing the vacation. Dale stated that we wouldn't have to develop it all the way to the north until a time that it would be needed. Lynn stated that if that's the commissions decision then they would need to notify the homeowners.

Heather stated that she spoke with Lindsey Ingebritson and she disagrees with Dale. Darren added that was the reason they shifted the road so the headlights would be out of the homes and also they are in the agreeance to vacate that road so it doesn't end up in someone's front yard. Some discussion followed over the further development of the road. Phil stated his opinion is to vacate. Dale stated his point is not to hamper the project, but to think ahead for future development. Dale asked if 151 is 1/2 mile north. No one was sure how far it is. Landon asked if this is going to cause water issues. Jay gave a detailed answer on how the design of the water detention pond will work. In summary, the storm water will held in detention pond and released over time. The development will not give or take water from the other subdivision. Magley asked if the cul-de-sac will have inlets. Jay answered where they will be.

b. Commission Recommendation

(motion)

Minutes:

David Wilkins made a motion to recommend approval of the preliminary plat-North Point Subdivision to the Board of Aldermen on the condition that the improvements are installed as agreed upon. Dale Hughes seconded the motion. The motion carried by unanimous voice vote.

6. AS MAY ARISE

7. ADJOURN

Minutes:

David Wilkins made a motion to adjourn. Chris Cox seconded the motion. The motion carried by unanimous voice vote. Absent: Bagley and Maenner. The meeting adjourned at 7:09 p.m.