

Minutes of the Planning and Zoning Commission for 6:30 p.m., Thursday May 21, 2020.

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

I. Roll Call

Dale Hughes, Don Bagley, Chris Cox, Phil Hoffman, Susan Aleshire, Landon Magley, Lynn Behrns and answered roll call.

Absent: Brian Maenner, and David Wilkins

Also in attendance were City Administrator Heather Russell, Public Works/Utilities Director Mike Forsee, Sandy Harlan, Margaret Parker, Roxie Douglas, Rick Douglas, Linda Johnnessee, Brenda Magley, Jean Tolson, Rita Ferguson, Floyd Bradford, Jack Crigler, Bonny Crigler, Thomas & Eileen Patton, Lindsey Ingebritson, Dale & Anne Bedsworth, Mary Green, Don & Linda Bormann, Stan Fadler, and James Smith with the Centralia Fireside Guard.

II. Pledge of Allegiance

Susan Aleshire led everyone in the Pledge of Allegiance.

III. Approval of Minutes of Previous Meetings

Chris Cox made a motion to accept the minutes as presented. Landon Magley seconded the motion. The motion carried by unanimous voice vote.

IV. Rezoning request from Darren Adams for R-1 Zoning for a portion of 830 N Hickman – Tract 1

A. Public Hearing

The public hearing was opened at 6:32 p.m.

Rick Douglas 509 Emerald Dr - Speaking on behalf of Green Gable residents. Rick had a presentation for the committee, discussing concerns with the proposed changes to zoning. Rick discussed the city's comprehensive plan and issues the residents are concerned about with the proposed rezoning.

Linda Johnnessee, 808 Allen St – brought petitions signed by neighbors against the R-3-PD zoning change. She is concerned that there is no green space in the plan; where will the kids play?

Stan Fadler, Manager at Sunset Gardens - Asked why the city is even considering these changes. Russell explained the process with the developer bringing the request to the city and being heard by the commission.

Rita Ferguson, 700 N Jefferson – Rita spoke stating she owns the land to the north and it will never be sold.

The public hearing closed at 6:55 p.m.

B. Commission Recommendation

Russell explained that the board has to make a recommendation on the zoning for the annexed land.

Stan Fadler says the back 20 acres is also not for sale.

There were no comments in favor of the proposed zoning change.

Chris Cox made a motion to recommend zoning the area to R-1 to the Board of Aldermen. Hoffman seconded the motion. Magley opposed. The motion carried.

V. Rezoning request from Darren Adams for R-3-PD Zoning for a portion of 830 N Hickman – Tract 2

A. Public Hearing

The public hearing was opened at 7:00 p.m.

Stan Fadler, Manager at Sunset Gardens - Stan requested to be shown on the plat where the zones are. Russell showed the zones to the gallery on the map.

Lynn Behrns spoke about the original request and asked if there was a reason why he (Darren Adams) changed it. Adams was not present at the meeting and no one in attendance knew the answer. There was some discussion on the difference between zone R-2 and R-3 and R-3-PD.

The public hearing closed at 7:06 p.m.

B. Commission Recommendation

Lynn stated that he would consider changing to R-2 if Adams presents a plan.

Lynn made a motion to zone parcel 2 to R-1 to the Board of Aldermen. Hughes seconded the motion. The motion carried by unanimous voice vote.

VI. Rezoning request from Darren Adams for R-3-PD zoning for a portion of 830 N Hickman – Tract 3

A. Public Hearing

The public hearing was opened at 7:07 p.m.

Hearing no comments, the public hearing closed at 7:07 p.m.

B. Commission Recommendation

Chris cox made a motion to zone to R-1 to the Board of Aldermen. Hughes seconded the motion. The motion carried by unanimous voice vote.

VII. Sketch Plat from Darren Adams for Northpoint Subdivision

A. Public Hearing

The public hearing opened at 7:08 p.m.

Lindsey Ingebritson 960 N Hickman – Asked if the builder looked into any other access to the subdivision and asked what will happen with the plat tonight.

Don Bormann 800 Jason ct – asked how many units, answered with 148 units. More than 100 units requires a traffic analysis. Noted by the commission.

Linda Johnesee 808 Allen – Asked if the International fire code calls for 30 units, would it have to change the plan? Cox explained no one would take property to make roads.

Stan Fadler – Asked about the street on Green Gable and Allen, if they have to widen Allen, is Green Gables ok or would it have to be widened? Forsee stated For R1 it is wide enough and probably would not need to be widened.

Sandy Harlan 201 Green Gables – Wanted to know if they will know if they will know if any changes are approved. Aleshire explained process of another public hearing and then to the board of aldermen.

The public hearing closed at 7:15 p.m.

B. Commission Recommendation

Magley made a motion to recommend denying the sketch plat as it is to the Board of Aldermen. Hughes seconded the motion. The motion carried by unanimous voice vote

Lynn Behrms stated that Adams can go back and do a sketch plat for the smaller plots. It would give him to time to deal with the items that were addressed.

Lynn stated that he stated this because at a previous meeting there were residents in Green gables that expressed that they didn't want anyone building in their backyard.

VIII. Rezoning request from Darren Adams from R-2 to for R-3-PD zoning for 722 E Head

A. Public Hearing

The public hearing was opened at 7:18 p.m.

Jean Tolson 814 E Head– Has concerns that there have been so many things built in there and the roads are so narrow.

Linda Bormann 800 Jason Ct – Stated that she is opposed to spot zoning.

Floyd Bradford 721 Early St - Concerns with zoning changes behind his property.

Jackie sue Hoskins 801-803 Head Street – wants to know how many units can be placed on that lot if spot zoning is allowed and if the developer has stated how many units he wants to place there. Russell stated that 3 units could go in there per the zoning. There was some discussion regarding requirements of R2. Jackie asked Russell if he (Adams) does not have 10,000 sq. feet then he cannot build a duplex. There was discussion that this is correct.

The public hearing closed at 7:24 p.m.

B. Commission Recommendation

Hoffman made a motion to recommend leaving this portion of 722 E Head -Tract 3 zoned R2 to the Board of Aldermen. Magley seconded the motion. The motion carried by unanimous voice vote. Lynn stated that the submittal is incomplete.

IX. Other

X. As May Arise

XI. Adjourn

Chris cox made a motion to adjourn. Hoffman seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 7:25 p.m.