

AGENDA

CITY OF CENTRALIA, MISSOURI
Planning and Zoning Commission
Thursday, October 8, 2020
6:30 P.M.

If needed to maintain proper social distance, this public meeting will be moved from the Council Chambers at City Hall to the Community Room beside City Hall.

Public comments may be sent in writing prior to 5:00 p.m. on Thursday, October 8, 2020 to Mayor Chris Cox, mayor@centraliamo.org, City Administrator Heather Russell, heather@centraliamo.org or Public Works & Utilities Director Mike Forsee, mforsee@centraliamo.org.

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. REVIEW AND APPROVAL OF THE MINUTES FROM JULY 20, 2020
- IV. CONDITIONAL USE PERMIT APPLICATION FROM RANDY KABLE TO OPERATE AN AIRBNB (SHORT-TERM BED AND BREAKFAST RENTAL) AT 1017 E. BOOTH
 - a. Public Hearing
 - b. Commission Recommendation
- V. STREET RIGHT-OF-WAY VACATION AT SOUTHGATE STREET AND BRICK STREET
 - a. Commission Recommendation
- VI. AS MAY ARISE
- VII. ADJOURN

From: Heather Russell, City Administrator
To: Planning & Zoning Commission
CC: Cydney Mayfield, City Attorney
Date: October 8, 2020
Re: General Meeting Notes



Item III – Review and Approval of Meeting Minutes from July 20, 2020

After review of the Planning and Zoning Commission meeting minutes from July 20, 2020, a motion would be in order to approve the minutes as published (or as amended) as follows:

I make a motion to approve the minutes from July 20, 2020, as presented (or as amended).

Item IV – Request for a Conditional Use to Operate an Air BNB at 1017 E Booth Street

Public Hearing: Notice of the Public Hearing was posted in the Centralia Fireside Guard on September 23, 2020, on the City's website. Copies of the public hearing notice were sent to all residents and property owners within 185 feet of the properties proposed for rezoning.

Discussion by the Commission: After the public hearing is complete, the commission will discuss the rezoning request. So far, I have received one written comment in favor of the conditional use and a copy of the email has been given to all Commission members.

Recommendation: After discussion is complete, a motion to approve the request for a conditional use permit to be prepared by the City Administrator and issued to Randy Kable.

Item V – Vacation of City right-of-way at Southgate Street and Brick Street

In the packet is a map of the proposed right-of-way vacation at Brick Street and Southgate Street. The area designated on the map provided in the packet and shown below is approximately .22 acres (239.65' x 39.60').

Typically, right of way (ROW) is vacated equally from both sides of a street because if the street ROW is completely vacated, the property will revert equally to the surrounding property owners. In this case, the ROW would be divided between the four landowners.

There is a water line that runs along the east side of the proposed ROW vacation. This would require an easement from the property owners if the Commission recommends vacation of the ROW. Because this vacation has been suggested by the City, we will be responsible for the survey.

Minutes of the Planning and Zoning Commission for 5:30 p.m., Monday July 20, 2020.

The meeting was called to order by Chairperson Susan Aleshire at 5:30 p.m.

I. Roll Call

Dale Hughes, Don Bagley, Chris Cox by phone, Phil Hoffman, Susan Aleshire, Landon Magley, Lynn Behrms, Brian Maenner, and David Wilkins answered roll call.

Absent:

Also in attendance were City Administrator Heather Russell, City Attorney Cydney Mayfield, Public Works/Utilities Director Mike Forsee, Linda Bormann, Don Bormann, Boyd Harris 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 – May 21, 2020

Don Bagley made a motion to accept the minutes as presented. Phil Hoffman seconded the motion. The motion carried by unanimous voice vote.

IV. APPROVING PLAT 6, THE FINAL PLAT, OF SOUTHWEST COUNTRY ESTATES

Lynn Behrms asked about the ordinance, easements, lots sold before the plat. He doesn't believe it has bearing on the approval tonight. Lynn also asked if there is date for when Columbia St. will be completed. Boyd responded that there is not a date yet. Lynn asked if there is a problem delaying the recording of the plat until the improvements are completed. Some discussion followed.

Lynn Behrms made a motion to approve Plat 6, the final plat of Southwest Country Estates as presented and recommend that the Board of Alderman adopt this plat by city ordinance which shall be effective August 10, 2020. Dale Hughes seconded the motion. The motion carried by unanimous voice vote.

V. UPDATES TO CHAPTER 31. ZONING, SECTIONS 31-7 AND 31-9 OF THE CENTRALIA CITY CODE

a. Public Hearing

The public hearing was opened at 5:45 p.m.

Lynn Behrms expressed concerns with the proposed duplex lots. Lynn stated that the ordinance does not require the sign being placed on the property for rezoning for conditional use hearings believes now would be a good vehicle to require a sign on the property. Some discussion followed.

Lynn also stated that Heather took the language from the county, on page 5 and read the verbiage. Lynn stated that the wording is too presumptive. Lynn stated that it would require a lot of work and would be willing to tone down the wording. Hoffman brought up previous applications that were not competent. Bormann agreed that competent and substantial should be changed. Cydney gave an example of competent and substantial evidence. Some discussion followed. Lynn asked that Cydney give guidance to Heather about the wording after checking the case law. More discussion followed about the requirements and application process.

Lynn asked if staff will understand and be able to give guidance. Cydney stated absolutely. Boyd clarified that the applications need to be specific in what is required.

Heather asked if the board wants her to add a subsection G under Section 31 for the sign requirement. Lynn stated that he would accept that amendment.

The public hearing closed at 6:06 p.m.

A. Commission Recommendation

Lynn Behrns made a motion to recommend the updates to sections 31-7 and 31-9 of the Centralia City Code as amended to the board of Aldermen. Wilkins seconded the motion. The motion carried by unanimous voice vote.

VI. As May Arise

VII. Adjourn

Wilkins made a motion to adjourn. Hughes seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 6:07 p.m.



DATE RECEIVED: 9-11-20

APPLICATION FOR CONDITIONAL USE PERMIT
TO CENTRALIA PLANNING AND ZONING COMMISSION

APPLICANT:

NAME: Randy Kable
ADDRESS: 11174 Audrain Rd 906 Centralia Mo
PHONE #: 573 682 4906

ALL PROPERTY OWNERS (If Different From Applicant):

NAME: _____
ADDRESS: _____
PHONE #: _____

REQUESTED CONDITIONAL USE: Air BMR

SITE FOR REQUESTED CONDITIONAL USE:

STREET ADDRESS: 1017 E Booth
LEGAL DESCRIPTION: Same

CURRENT ZONE DISTRICT OF SITE: R-2

ATTACH SITE PLAN AND SPECIAL LICENSES, EXHIBITS OR ANY OTHER EVIDENCE THAT IS APPROPRIATE (SEE SECTION 31-65C(11) OF THE CITY CODE FOR STANDARDS USED IN ASSESSMENT FOR CONDITIONAL USE PERMIT).

APPLICANT SIGNATURE: Randy Kable

DATE: 9/11/20

Tom Schauwecker Assessor

Parcel 04-508-00-04-006.00 01

Property Location 1017 BOOTH ST

City CENTRALIA (03)

Road CENTRALIA ROAD DISTRICT (R6)

School CENTRALIA (R6)

Library CENTRALIA (L3)

Fire

Owner KABLE RANDY L

Subdivision Plat Book/Page 0001 0034

Address 1017 BOOTH ST

Section/Township/Range 15 51 11

Care Of

Legal Description

ABSOLUM KANATZAR SD

City, State, Zip CENTRALIA, MO 65240

LOT 4 & 5 BLK 13

Lot Size

200.00 x 129.50

Irregular Shape

Deeded Acreage

.00

Calculated Acreage

.00

Deed Book/Page

4967 0084 3758 0116 2961 0071 1708 0095

CURRENT APPRAISED**CURRENT ASSESSED**

Type	Total	Type	Total
RESIDENTIAL	46,120	RESIDENTIAL	8,762
Totals	46,120	Totals	8,762

PROPERTY DESCRIPTION

Year Built 1930 (ESTIMATE)

Use SINGLE FAMILY (101)

Basement CRAWL SPACE (2)

Attic NONE (1)

Bedrooms 3

Main Area 1,268

Full Bath 1

Finished Basement Area 0

Half Bath 0

Total Rooms 7

Total Square Feet 1,268

Boone County Assessor

Boone County Government Center
801 E. Walnut St., Rm 143
Columbia, MO 65201-7733

assessor@boonecountymo.org

Office (573) 886-4270
Fax (573) 886-4254

Mapping (573) 886-4262
Personal Property (573) 886-4250
Real Estate (573) 886-4265

NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the Centralia Planning and Zoning Commission beginning at 6:30 p.m., Thursday, October 8, 2020, in the City Hall Council Chambers, 114 South Rollins, Centralia, Missouri, 65240.

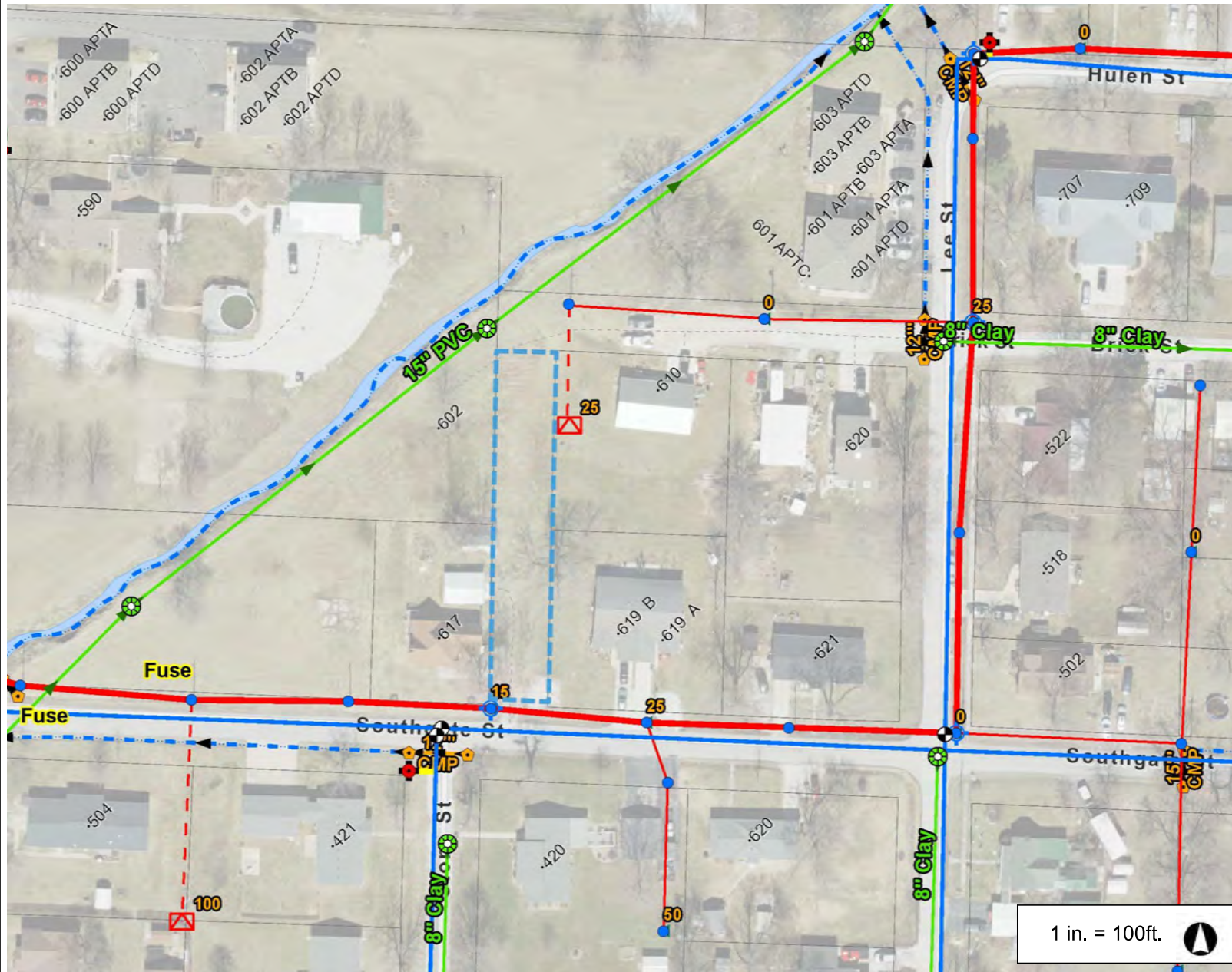
The purpose of this hearing will be to receive public comment on a request by Randy Kable for a conditional use permit to have an Air BNB (Bed and Breakfast) at 1017 E Booth Street, Centralia, Missouri 65240, indicated on the map below:



Further information on the proposal is available at the office of the City Administrator, Centralia City Hall, 114 South Rollins St., Centralia, Missouri 65240. Comments will be received at the hearing or in writing at the City Administrator's office during regular business hours until 5:00 p.m., Thursday, October 8, 2020, 2020.

Published: September 23, 2020

Centralia, MO



Legend

- Manhole**
 - Other
 - Manhole
 - Flush Tank
 - Lamp Hole
- Lift Station**
- Gravity Main**
- Gravity Main Labels**
- Force Main**
- Lagoon**
- Fire Hydrant**
- Water Valve**
- Network Structure**
- Water Main**
- Water Lateral Line**
- Street Light Stand Alone**
- Street Light-Primary Pole**
- Power Pole**
 - <all other values>
 - Ameren
 - CPL
 - Century Link
- Ground Feature**
 - Cab
 - J-Box
 - Pad Mount

Notes

200.0 0 100.00 200.0 Feet

1 in. = 100ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION