



Planning & Zoning Commission Meeting

Minutes

Monday, July 12, 2021 at 6:00 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

This meeting is scheduled immediately prior to the regularly scheduled committee meetings of the Centralia Board of Aldermen. Public comments will be limited to two (2) minutes per speaker.

1. CALL TO ORDER

Minutes:

The meeting was called to order by Chairman Susan Aleshire at 6:02 p.m.

2. ROLL CALL

Minutes:

Answering roll call were Chairman Susan Alleshre; Mayor Chris Cox, David Wilkins, Lynn Behrns, Phil Hoffman, Landon Magley, Brian Maenner. Absent were Don Bagley and Dale Hughes. Also in attendance were City Administrator Heather Russell, Public Works Director Mike Forsee, Terri Motley, Christina Stevens, Robert Hudson, Matt Fadler, Matt Rusch, Don Bormann, Linda Bormann, Linda Johnessee, Stan Fadler, Jack Crigler, Bonny Crigler, Jay Gebhardt, Darren Adams, Jim Parrish, Roger Barela, Eileen Patton, Dale Bedsworth, Sandy Harlan, Charles Baker, Todd Cooper, James Smith and Corporal Stoebe. City Attorney Cydney Mayfield was present via phone.

3. PLEDGE OF ALLEGIANCE

Minutes:

Chairman Susan Aleshire led the commission members and others in atten



4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

Minutes:

The minutes from the June 14, 2021 were reviewed by the commission members present. Phil Hoffman made a motion to approve the minutes. David Wilkins seconded the motion. The motion was approved by voice vote.

a. Minutes from June 14, 2021

ACTION AGENDA

5. PUBLIC HEARING

Minutes:

_____ *opened the Public Hearing*
portion of the meeting at ____ p.m.

a. Rezoning Request for Two Tracts of Land from Clint and Andrea Dubes for 23151 N Jefferson Street

Minutes:

City Administrator Russell requested the public hearing portion for rezoning the Dubes tracts follow the public hearing for North Pointe Subdivision. The public hearing for the Rezoning request opened at 6:40 p.m. The public hearing for Rezoning closed at 6:41.

The Public Hearing portion for P & Z Commission closed at 6:42 p.m.

b. Sketch Plat for North Pointe Subdivision by Darren Adams

Minutes:

The Public Hearing for North Pointe subdivision open at 6:12 p.m. Chairman Aleshire requests comments be limited to 2 minutes to allow opportunity for those wishing to speak. Don Bormann - 101 N Singleton - states he is speaking for citizens who have retained him. Don made comments regarding technical errors in the presented plat. He also spoke about traffic patterns and fire codes. He stated Hickman does not meet code to handle the projected traffic and needs to be improved. Don also said that fire code would allow Allen Street to be used as access to the subdivision. Don also mentioned zoning requirements. Don asked the members he is representing to stand and introduce themselves. Linda Johnessee - 808 N Allen St - has 2 questions regarding North Pointe subdivision. #1 Why does Darren think everyone will go down Hickman Street? #2 What does Darren have planned for the remaining 11 acres? Stan Fadler - 802 N Allen Street - questions the number of vehicles using Allen Street. Jay Gebhardt. civil engineer - 3401 Broadway Business Park Ct. Columbia MO - professionally disagrees with Don's statements and explained per fire code the street does not have to be paved. He also explained the current plan is to develop 27 lots and hold on further construction until another street has been developed. Darren Adams is willing to improve Hickman Street. His intent is to provide a plat that meets code. Corporal Stoebe joined the meeting at 6:18 p.m. Dale Hughes joined the meeting at 6:23 p.m. Jay addressed Linda Johnessee's questions explaining there is a difference between Fire Code and International Code. He stated the only access required for the subdivision is Hickman Street. The Public Hearing comments closed at 6:42 p.m.

City Attorney Cydney Mayfield recommends the names of the adjacent

landowners be added to the sketch plat. She also recommends a land survey be done to clearly establish boundary lines as she has not seen this clearly demonstrated on any document or map. This survey should be paid for by the developer or jointly with the city. Cydney also states the developer should provide proof of right-of-way for all streets or roads affected by the plat. Mayor Cox asked if sketch plat could be approved conditionally upon requirements being met. Lynn Behrns recommends the developer be responsible for improvements to Hickman from property line to Fairgrounds Street. There was general discussion of how to prevent heavy equipment from going down Allen Street and how this would be enforced.

6. COMMISSION RECOMMENDATION

a. Rezoning Request for Two Tracts of Land from Clint and Andrea Dubes for 23151 N Jefferson Street

(motion)

Minutes:

For tract #1 - Phil Hoffman makes a motion to approve the tract 1 rezoning request to M-1 per the request made by Andrea & Clint Dubes and request that the City Administrator relay this approval to Centralia Board of Alderman on July 19, 2021. Mayor Chris Cox seconded the motion. The motion carried by voice vote.

For tract #2 (after recommendation by Lynn Behrns this be rezoned M-1), Phil Hoffman makes a motion to approve the tract 2 rezoning request to M-1 per the request made by Andrea & Clint Dubes and request that the City Administrator relay this approval to Centralia Board of Alderman on July 19, 2021. Lynn Behrns seconds the motion. The motion carries by voice vote.

b. Sketch Plat for North Pointe Subdivision by Darren Adams

(motion)

Minutes:

Dale Hughes made a motion to approve the sketch plat with certain conditions being met before proceeding to preliminary plat. Brian Maenner seconds the motion. The motion carried by voice vote with the following recommendations being met: 1 The names of the adjacent landowners need to be added to the plat. 2 The developer is responsible for getting the designated right-of-way from adjacent landowners to complete Hickman Street. 3 Because no 1/2 streets are allowed per City Code the developer must provide a full street plan for Hickman Street with a 60' right-of-way. 4 The developer must provide a 20' easement from the north end of Amberwood Drive for the storm sewer detention basin per City Code. 5 The developer will be responsible for upgrading Hickman Street from Fairgrounds Rd to the subdivision entrance. 6 The length of the cul-de-sac cannot be longer than 800 feet. 7 The well of the end of Allen Street must be abandoned and sealed off; this also requires a permit from DNR. 8 All construction traffic shall only use Hickman Street and will not use Allen Street. 9

The developer shall address the concerns of the wear and tear of Hickman Street due to the construction vehicles.

c. Vacation of North Hickman Street

Minutes:

City Attorney Cydney Mayfield provided an explanation of what Vacation of North Hickman Street would be for the residents and the City.

Phil Hoffman moves to approve the Vacation of North Hickman Street as submitted. Dale Hughes seconds the motion. By voice vote the motion failed.

Darren Adams and Jay Gebhardt left the meeting at 7:30 p.m.

7. AS MAY ARISE

Minutes:

Scheduling the next P & Z Commission meeting was discussed. The next meeting will be scheduled for Tuesday, August 3, 2021 at 6:30 p.m.

8. ADJOURN

Minutes:

David Wilkins makes a motion to adjourn the P & Z Commission meeting. Lynn Behrns seconds the motion. The motion passed by voice vote. The meeting was adjourned at 7:40 p.m.