



Planning & Zoning Commission Meeting

Minutes

Tuesday, August 3, 2021 at 6:00 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. ROLL CALL

Minutes:

The meeting was called to order at 6:00 p.m. by Chairperson Aleshire. The following Commission members answered roll call: Lynn Behrns, Susan Aleshire, Dale Hughes, and Mayor Chris Cox. Absent: Brian Maenner, David Wilkins, Phil Hoffman, Landon Magley, and Don Bagley. Others Present: City Administrator Heather Russell, Public Works & Utilities Director Mike Forsee, James Smith with the Centralia Fireside Guard, Don Bormann, Roger Barela, and Jim Parrish.

2. PLEDGE OF ALLEGIANCE

Minutes:

Mayor Cox led everyone in the Pledge of Allegiance.

3. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

a. Minutes - July 12, 2021

(motion)

Minutes:

Hughes made a motion to accept the Planning & Zoning Commission minutes from July 12, 2021 as presented. Behrns seconded the motion. The motion passed by unanimous voice vote.

Vote results:

Ayes: 4 / Nays: 0

ACTION AGENDA

4. PUBLIC HEARING

a. Barela Subdivision

Minutes:

Chairperson Aleshire opened the public hearing at 6:03 p.m. Bormann spoke to the fact that he had prepared the revised preliminary plat for Barela's Subdivision. Hearing no further comments, the public hearing closed at 6:04 p.m.

5. COMMISSION RECOMMENDATION

a. Barela Subdivision Preliminary Plat

(motion)

Minutes:

The Commission members discussed the history of the Barela Subdivision plat and documents regarding the 2005 approval of the plat were provided in the meeting packet. There was some discussion regarding items that were changed on the plat from the original version in 2005, including a 40' right-of-way along the east side of the property that is adjacent to Jefferson Street instead of the former 25' right-of-way, as well as the request to approve the 36' radius paved portion of the cul-de-sac that was originally approved in the plat of 2005 and is already constructed. Behrns made a motion to approve the Barela Subdivision preliminary plat with the following conditions for the developer: 1. Repair a broken section of the curb that is about 4' . 2. Clean the drainage easement between lots 3 & 4 that has become clogged. 3. Install sidewalks along Barela Circle, including on the lot adjacent to lot 1. 4. Enter into an agreement with the City to ensure that money is put into escrow by the developer for the future installation of sidewalks, curb, and gutter along the north side of Wigham Street. Hughes seconded the motion, and the motion passed by unanimous voice vote.

Vote results:

Ayes: 4 / Nays: 0

6. AS MAY ARISE

Minutes:

Russell mentioned that she had received the preliminary plat for North Pointe Subdivision that same afternoon and it is currently under review. A commission date will be set once City Staff has had a chance to review the plat.

7. ADJOURN

Minutes:

There being no further business to discuss, Hughes made a motion to adjourn. Behrns seconded the motion and the motion passed by unanimous voice vote at 6:18 p.m.

Vote results:

Ayes: 4 / Nays: 0