



Planning & Zoning Commission Meeting

Minutes

Wednesday, May 11, 2022 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 Chris Cox at 6:30 p.m.

2. ROLL CALL

Minutes:

Present: Chris Cox, Phil Hoffman, Lynn Behrns, Dale Hughes, and Brian Maenner answered roll call.

Absent: Susan Aleshire, Landon Magley, David Wilkins, & Don Bagley.

Also present: Bonnie Hinds, Jan Haynes, and Don Bormann.

3. PLEDGE OF ALLEGIANCE

Minutes:

Chris Cox led everyone in the Pledge of Allegiance.

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

a. Minutes - May 2021

(motion)

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

b. Minutes - October 2021

(motion)

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

ACTION AGENDA

5. REQUEST FOR REZONING BY BONNIE HINDS

435 S. Jefferson

a. Public Hearing

Minutes:

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

Joe Hanes was present to make his request to rezone 435 S Jefferson to R-2 so he can put a duplex on the property if he buys it. Chris Cox stated that he will be recusing himself when this is brought before the Board of Alderman due to his wife being the realtor. Chris then asked Joe what his intentions are for the property. Joe had a photo and an example plan to share with the commission. Lynn Behrns asked what the square footage will be. Joe stated he would like to do a 3 bedroom/2 bath and approx. 1200 -1300 sq. ft. per side. Joe also stated that he likes the single level so it would be appropriate for all ages groups. Dale Hughes asked if Joe would then sell it, and Joe stated he would not. Lynn Behrns then asked Joe about handicap access. Joe answered that he hasn't really thought of that yet, but that it would have 36 inch hallways and doors. Joe stated he is a farmer but also builds homes in Moberly and worked with their codes. Russell stated that she did not receive any written comments, but that she had one spoken comment by Linda Bormann. Bormann had stated to Russell that this would be spot zoning.

Public hearing closed at 6:39

b. Commission Recommendation

(motion)

Minutes:

Dale Hughes stated that he does not see this as spot zoning and that there are several multi-use homes in that area. Chris Cox asked if there are duplexes on Bradford. Lynn Behrns gave a history of subdivisions. When the Bradford builders came to P&Z to get rezoned for duplexes the board at the time had the opinion that the block could be rezoned to R-2. Lynn added that it is spot zoning. It's not illegal just not desirable if there are other options. There was some discussion about the 4-plex on Jefferson and how it is zoned.

Dale Hughes made a motion to recommend to the Board of Alderman to adopt an ordinance amending the zoning of 435 S Jefferson to R-2. Lynn Behrns seconded the motion. The motion carried by unanimous voice vote. Chris Cox abstained from voting.

Vote results:

Ayes: 4 / Nays: 0

6. AS MAY ARISE

Minutes:

Dale Hughes asked where the city is at on setting up ordinances for marijuana shops,

growing operations, etc. Heather Russell stated that the City's attorney was waiting to see how other cities were handling it and that we need to revisit it. Dale stated that we have a small growing operation at the corner of Jefferson and Gano Chance. After some discussion it was determined this is outside the city limits. Chris Cox and Heather Russell agreed that the ordinances need to be revisited with the city's attorney.

7. ADJOURN

Minutes:

Lynn Behrns made a motion to adjourn. Phil Hoffman seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 6:50 p.m.

Vote results:

Ayes: 5 / Nays: 0