



Planning & Zoning Commission Meeting

Minutes

Tuesday, June 13, 2023 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. CALL TO ORDER

Minutes:

Chairman Susan Aleshire called the meeting to order at 6:30 p.m.

2. ROLL CALL

Minutes:

Commissioners Susan Aleshire, Brian Maenner, Lynn Behrns, Phil Hoffman, Landon Magley, and Don Bormann answered roll call. Commissioners Dale Hughes, David Wilkins, and Chris Cox were absent. Others present: City Administrator Tara Strain, City Clerk Marilyn Dick, Public Works & Utilities Director Matt Rusch. Citizens present: James Smith with the Centralia Fireside Guard, Sam Jennings, Anne Jennings.

3. PLEDGE OF ALLEGIANCE

Minutes:

Chairman Aleshire led everyone in reciting the Pledge of Allegiance.

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

Minutes:

Commissioner Maenner made a motion to approve the minutes from the February 22, 2023 meeting, as presented. Commissioner Magley seconded the motion. On a call by Chairman Aleshire for ayes and nays the motion passed unanimously.

ACTION AGENDA

5. PUBLIC HEARING

Re-Zoning Request for 404 S. Jenkins

Minutes:

Chairman Aleshire opened the public hearing at 6:35 pm and called for comments on the issue of re-zoning property located at 404 S Jenkins. Owner Sam Jennings initially requested the property be changed from R1 to R2; the application was later amended to request rezoning to R3. Discussion was held regarding the city and county requirements for each zone; it was determined

R2 would be more beneficial to the owners, to which Sam Jennings agreed. Commissioner Behrns made a motion to recommend the Board of Aldermen re-zone 404 S Jenkins as R2. Commissioner Magley seconded the motion. On a call by Chairman Aleshire for ayes and nays the motion passed unanimously.

The Public Hearing section was closed at 6:43pm.

6. DISCUSSION INVOLVING CHAPTER 30.1 SUBDIVISION OF LAND

Minutes:

City Administrator Strain presented a copy of city code section 30.1-6 subsection C. The code currently states that after approval of a preliminary plat by the Board, a developer has a period of 5 years to submit the final plat. The City proposed amending this time frame to two years.

Discussion ensued, during which Commissioner Bormann expressed his disagreement with this change; Bormann stated recent subdivision developments have all taken longer than 5 years.

Administrator Strain expressed that it is difficult for the City to plan and budget properly for plats that are lingering for years, as material costs and delays continue to rise each year. Commissioner Maenner proposed that the deadline on the code could remain 5 years but additional language could be added to the code to require the developer to make an attempt to begin construction within 5 years, or the preliminary plat would become null and void. In addition, an inflationary clause should be added to the code. The Commission agreed that Administrator Strain will work with City Attorney Cydney Mayfield to draft these changes.

Administrator Strain presented code Section 30.1-13 Subsection E, which contains wording requiring payment for materials for the installation of water mains and hydrants. The City recommended amending this verbiage to read, "Either payment for materials for the installation of water and electric infrastructure, or reimbursement to the City for the costs of such materials. Labor for the installation for such water mains shall be furnished without charge by the City."

Commissioner Behrns asked for clarification that this change would only apply to new subdivisions from this point on; Administrator Strain confirmed that current projects and plats would be grandfathered in and would not be subject to this code change. No opposition to the amended language was expressed.

Code Section 30.1-16 Subsection D was presented and discussed. This section currently requires developers to warranty the improvements for one year, and the City recommends increasing this time to 2 years. Discussion centered on the problems with some roads that have been poorly constructed by some developers in the past. Commissioner Hoffman stated the warranty period should be a minimum of 2 years. Commissioners Maenner and Magley pointed out that during construction all necessary third party inspections and concrete testings should be mandatory, at the developer's expense, which could drastically reduce the occurrence of faulty road construction. The Commission directed Administrator Strain to work with City Attorney Mayfield to draft changes to the code.

7. DISCUSSION INVOLVING CHAPTER 30, SECTIONS 12 & 13

Minutes:

City Administrator Strain presented city code Chapter 30, Sections 12 and 13, which address city road requirements. Very few specifications are listed in the code, so Strain has reviewed the City of Columbia code for comparison. Strain advised that an on-call engineer from ES&S is willing to

come meet with the Commission to make recommendations for changes. Strain reported that the ordinance includes no requirements for alleyways, and no backfill guidelines. It does address emergency, weekend, and after-hours street work. No street patches are allowed until the backfill is inspected, approved, and a permit is issued. Commissioner Magley suggested the language be amended to read any city right-of- way. It was also suggested that a permit for street cuts should be amended to require more third party inspections. Commissioner Hoffman requested that the code also address repairing cuts to sidewalks. Commissioner Behrns reminded Administrator Strain that Chapter 30 changes do not require approval by the P & Z Commission. Strain will work with City Attorney Mayfield to review examples from other municipalities in order to draft an ordinance change.

8. AS MAY ARISE

9. ADJOURN

Minutes:

Commissioner Behrns made a motion to adjourn the meeting. Commissioner Bormann seconded the motion. On a call by Chairman Aleshire for ayes and nays the motion passed unanimously. The meeting was adjourned at 7:35 pm.