Planning & Zoning Commission Meeting

Minutes

Thursday, August 1, 2024 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. **CALL TO ORDER**

   Minutes:
   The planning and zoning meeting was called to order by Chairman Susan Aleshire at 6:31PM.

2. **ROLL CALL**

   Minutes:
   Attendance was taken via roll call: Present: Susan Aleshire, Lynn Behrns, Don Bormann, Phil Hoffman, Landon Magley and Chris Cox. Absent: Brian Maenner, David Wilkins, Dale Hughes Also Present: City Administrator Tara Strain, Public Works Director Matthew Rusch, Adair Hathaway, Boyd Harris, Eddie & Sharon Eisele, Keenan Simon, Linda Bormann, Harold Deckerd, Jenna & Charlie Lawson, Scott Forshee.

3. **PLEDGE OF ALLEGIANCE**

   Minutes:
   Chairman Aleshire led everyone in the Pledge of Allegiance.

4. **REVIEW & APPROVAL OF PRIOR MEETING MINUTES**

   Minutes:
   A motion to approve the minutes from 11/14/2023 was made by Chris Cox. The motion was seconded by Phil Hoffman and approved unanimously on a call by Chairman Aleshire.

ACTION AGENDA

5. **North Jefferson Rezoning from R-1 & M-1 to R-3**
   a. **Public Hearing**

      Minutes:
      Chairman Aleshire opened the public hearing at 6:33PM and called for comments from citizens on the application to rezone N Jefferson St. from R-1 to R-3, applicant Adair Hathaway. Keenan Simon began his presentation explaining what would be done if they were granted the rezoning from R-1 to R-3 for affordable housing creating townhomes ranging in size from 3 bed 3 bath to 3 bed 1 bath. Don Bormann commented raising

concern that by rezoning they are working around the requirements for duplexes regarding needing a lot size of 10,000 sq ft. The developer Adair Hathaway spoke on lot requirements typically being 6,000 sq ft for multifamily. Bormann again concerned that they are trying to circumvent the requirements. Simon spoke on lot sizes between 6,000 sq ft and 10,000 sq ft are within regulations. Strain stated that our zoning is stacked so what works in R1 works for R2 and what works in R2 can be done in R3. Behrns stated that R3 is perfectly fine for what the developer is wanting to do. Bormann then spoke on concerns with traffic and the intersection at Jefferson and MO 22 and asked if a traffic study had been done. Simon said that rezoning was the first step, so a study had not been done. Borman expressed concern that if zoning is approved the City will lose control and we don't know the impact this development would have on streets and utilities. Cox spoke on wanting to make sure the City is growing the right way and wanting to work together to make sure that problems are addressed, one concern is parking. Hathaway stated there would be street parking to one side, as there would be no garages. Bormann again with concern of losing control of the development and if our infrastructure could handle it. Rusch stated there is nothing to indicate that there would be a problem with utilities. Scott Forshee expressed concern for water pressure in the area. Hathaway said that this would be a three-phase project and would work with the City to hear our needs and meet our requirements. Phil Hoffman (Street Foreman) addressed width of roads wanting 38 ft with parking being one side to allow for trash/emergency vehicles/plows, to safely navigate. Discussion about 32 ft vs 38 ft. streets. Citizen Forshee posed the question about who would be living in this development. Behrns was concerned with driveways having separation if majority of parking will be street. Hathaway discussed rentals and driveway separations. Boyd Harris posed several concerns including R3 not intended for duplexes, traffic and infrastructure, and would this be an appropriate use of the land. Behrns stated that it is clear what is being proposed would work. Bormann again expressed concern for the City having control. Cox spoke on infrastructure and that we will adapt to invest in the growth of our city. Discussion was had about the infrastructure. Concern was raised about fire code and how many residences could be on one point of access and again on the congestion of the streets with parking. Aleshire and Strain made a comment back to comments made about who could live there, City cannot and will not take into consideration who may be renting these homes. Aleshire closed comments from citizens at 7:42PM.

b. **Commission Recommendation**

Minutes:

Discussion followed among the Commissioners regarding if the City could absorb the development and the issue of traffic flow at the Jefferson intersection. Hoffman and other members advised that we would deal with the traffic issues as they arose, the City is going to grow and with that we will need to adapt. Cox requested getting a firm recommendation from the City Attorney and Bormann requested that we table the discussion. Strain and Aleshire requested a recess at 7:55PM taking Cox with them. Recess ended and session resumed at 8:01PM. Aleshire recommended having a special meeting on the 12th and from that meeting give their recommendation to the Board of Aldermen. Discussion was had on who could attend the meeting. Phil Hoffman made a motion to have a special meeting on the 12th. Chris Cox seconded the motion on a call by Chairman Aleshire all in favor except for Landon Magley who was against. Discussion was then had on whether the commission would rather make a recommendation instead of another meeting. Lynn Behrns made a motion to recommend rezoning to R3. The motion was seconded by Chris Cox. On call by roll call vote Commissioners Aleshire, Behrns, Hoffman, Magley, and Cox voted yes. Commissioner Bormann voted no. Absent being Maenner, Wilkins, and Hughes. Lynn Behrns made a motion to rescind the special meeting set for the 12th. Motion was seconded by Chris Cox. On a call by Chairman Aleshire the motion was approved unanimously.

6. **Rezoning Corner Lot at Sneed & Jenkins from R-3 to B-1**
   a. **Public Hearing**

      Minutes:
      Chairman Aleshire opened comments from citizens on the application to rezone the corner lot at Sneed and Jenkins from R-3 to B-1, applicant Jenna Lawson, at 8:17PM. Jenna Lawson presented the proposed use of the lot being a pediatric clinic. Betty Gooding added that she is not opposed, and this would be a great location. Aleshire closed comments from citizens at 8:19PM

   b. **Commission Recommentation**

      Minutes:
      Discussion followed among the Commissioners regarding the zoning around the lot. Don Bormann made a motion to rezone the lot from R-3 to B-1. The motion was seconded by Phil Hoffman. On call by roll call vote Commissioners Aleshire, Behrns, Bormann, Hoffman, Magley, and Cox voted yes. Absent being Maenner, Wilkins, and Hughes. The motion passes.

7. **AS MAY ARISE**

   Minutes:
   Don Bormann brought up needing to change zoning requirements for R-3.

8. **ADJOURN**

   Minutes:
   Chris Cox made a motion to adjourn the meeting, seconded by Phil Hoffman. On a call by Chairman Aleshire the motion approved unanimously. Meeting adjourned at 8:24PM