



Planning & Zoning Commission Meeting

Wednesday, May 11, 2022 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Susan Aleshire, Brian Maenner, Lynn Behrns, Dale Hughes, Don Bagley, Phil Hoffman, Landon Magley, David Wilkins, Chris Cox

3. PLEDGE OF ALLEGIANCE

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

a. Minutes - May 2021

(motion)

Attachments:

- **3. planning-zoning-commission-meeting_minutes_2021-05-18_203845** (3._planning-zoning-commission-meeting_minutes_2021-05-18_203845.pdf)

b. Minutes - October 2021

(motion)

Attachments:

- **3. planning-zoning-commission-meeting_minutes_2021-10-13_185842** (3._planning-zoning-commission-meeting_minutes_2021-10-13_185842.pdf)

ACTION AGENDA

5. REQUEST FOR REZONING BY BONNIE HINDS

435 S. Jefferson

Attachments:

- **4. 1- Rezoning Request - Bonnie Hinds - 435 S Jefferson** (4._1-_Rezoning_Request_-_Bonnie_Hinds_-_435_S_Jefferson.pdf)
- **4. 2 - 435 S Jefferson Legal Description** (4._2_-_435_S_Jefferson_Legal_Description.pdf)
- **4. 3 - Centralia Zoning Map** (4._3_-_Centralia_Zoning_Map.pdf)

a. Public Hearing

Attachments:

- **4.b Notice - Public Hearing - Bonnie Hinds Rezoning** (4.b_Notice_-_Public_Hearing_-_Bonnie_Hinds_Rezoning.docx)

b. Commission Recommendation

(motion)

6. AS MAY ARISE

7. ADJOURN

Contact: Heather Russell, City Administrator (heather@centraliamo.org (573) 682-2139) | Agenda
published on 04/19/2022 at 3:40 PM



Planning & Zoning Commission Meeting

Minutes

Tuesday, May 18, 2021 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. REVIEW & APPROVAL OF PRIOR MEETING MINUTES**

- a. Minutes - January 21, 2021**

(motion)

ACTION AGENDA

- 4. PROPOSED VOLUNTARY ANNEXATION OF PROPERTY BY ANDREA & CLINT DUBES**

23151 N JEFFERSON STREET

- a. Public Hearing**
 - b. Commission Recommendation**

(motion)

- 5. AS MAY ARISE**
- 6. ADJOURN**

Contact: Heather Russell, City Administrator (heather@centraliamo.org (573) 682-2139) | Minutes
published on 01/13/2022 at 2:38 PM



Planning & Zoning Commission Meeting

Minutes

Wednesday, October 13, 2021 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 Chairperson Susan Aleshire at 6:30 p.m.

2. ROLL CALL

Minutes:

Phil Hoffman, Susan Aleshire, Lynn Behrns, Dale Hughes, and Don Bagley. answered roll call.

Absent: Brian Maenner, Landon Magley, David Wilkins, and Chris Cox.

Also in attendance were City Administrator Heather Russell, and Public Works and Utilities Director Mike Forsee.

Citizens present: Don Bormann and Ryan Russell.

3. PLEDGE OF ALLEGIANCE

Minutes:

Susan Aleshire led everyone in the Pledge of Allegiance.

4. REVIEW & APPROVAL OF PRIOR MEETING MINUTES

Minutes:

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

Vote results:

Ayes: 5 / Nays: 0

a. Minutes - September 8, 2021

(motion)

ACTION AGENDA

5. FINAL PLAT - BARELA SUBDIVISION

(motion)

Minutes:

Lynn Behrns made a motion to accept the Barela Subdivision Final Plat. Phil Hoffman

seconded the motion. The motion carried by unanimous voice vote.

Vote results:

Ayes: 5 / Nays: 0

6. AS MAY ARISE

7. ADJOURN

Minutes:

Dale Hughes made a motion to adjourn. Phil Hoffman seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 6:34 p.m.

Vote results:

Ayes: 5 / Nays: 0



Planning & Zoning

City of Centralia

114 S. Rollins St.

Centralia, MO 65240

Ph. 573-682-2139 Fax 573-682-5956

www.centraliamo.org

REZONING APPLICATION

Street Address of the property: (note n/a if site is vacant)

435 S. Jefferson St. (vacant lot)

General location of the property: (use street intersections if possible)

Lot located between Booth St. & Sims St
on west side of Jefferson

Size of Tract: 100 feet x 132 feet

Deed to property recorded in book: yes - B.O. Co. Recorder of Deeds

Present zoning classification: R-1

Present use(s) of property: Vacant

Requested zoning classification: R-2

Reason for requesting zoning change: Someone wishes to purchase

property and build a nice duplex

The following information must be attached on a separate paper and submitted with this application:

- Name, address, city, state, zip, phone number, and email address for the OWNER, CONTRACT PURCHASER (if applicable), and AGENT
- Drawing of proposed use of the property
- Legal description of property
- **IMPORTANT NOTE:** After this application and additional documents are submitted, a hearing will be set before the Planning & Zoning Commission within 45 days if application and documentation is sufficient.

Owner/Agent Signature: Bonnie B Hinds Date: 03/28/2022

Printed Name: Bonnie B Hinds Phone: 417-322-0525

Owner/Agent Address: 427 S. Jefferson St.

Submit completed form and **\$200**

non-refundable fee to:

City Administrator

City of Centralia

114 S. Rollins

Centralia, MO 65240

For Internal Use Only:

Date reviewed by City Administrator: _____

Date approved by Planning & Zoning Commission: _____

Date approved by Board of Aldermen: _____

From: Joe Benoit
Sent: Monday, February 28, 2022 3:46 PM
To: Connie Cox
Subject: RE: [External] FW: 435 S Jefferson St. Centralia MO

Connie,

That vacant tract of land was our prior File No. 1402803. It is described as follows:

ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND EXCEPT THE WEST 120 FEET THEREOF:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 51, RANGE 11, IN THE CITY OF CENTRALIA, BOONE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: A LOT 100 FEET WIDE NORTH AND SOUTH OUT OF THE SOUTHEAST CORNER OF THE ABOVE FIRST NAMED TRACT AND BEGINNING AT THE SOUTHEAST CORNER OF THE NOW J. R. YOUNGER LOT AND RUNNING SOUTH 100 FEET, THENCE WEST TO THE W. D. LAWHORN STRIP, THENCE NORTH 100 FEET TO THE SOUTHWEST CORNER OF THE J. R. YOUNGER LOT, THENCE EAST TO THE BEGINNING CORNER. ALSO ALL THAT PART OF A STRIP OF LAND KNOWN, IDENTIFIED AND DESCRIBED AS "PARK" ON THE PLAT OF THE W. D. LAWHORN ADDITION TO THE CITY OF CENTRALIA, BOONE COUNTY, MISSOURI, WHICH SAID STRIP OF LAND LIES ADJACENT TO AND IMMEDIATELY WEST OF THE HEREINABOVE DESCRIBED TRACT.

Joe

From: Connie Cox <conniecox47@hotmail.com>
Sent: Monday, February 28, 2022 3:34 PM
To: Joe Benoit <Joe@boone-central.com>
Subject: [External] FW: 435 S Jefferson St. Centralia MO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Joe,

Here is the contract I just talked to you about. When I look at assessors site it does not show this separate from her home at 427 S Jefferson. However, they purchased this lot separately and at different time from when they purchased their home. They bought it from Don Bobbitt she thought about 6-7 years. Thanks for looking into this.

Connie Cox
RE/MAX On The Move
Centralia, MO 65240

Sent from Mail for Windows

OFFICIAL ZONING MAP

City of
Centralia, Missouri

1 inch = 1,000 feet

Certified This 20th Day of July, 1987

Rudy Mc Donald, City Clerk

- One Family Dwelling District
- Two Family Dwelling District
- Multiple-Family Dwelling District
- Central Business District
- Planned Business District
- Highway Business District
- Industrial District
- Planned Trailer Court District
- Manufactured Home Subdivision District

Adopted Ordinance 1387
Amended by Ordinance 1452, 9/19/88
Amended by Ordinance 1680, 7/20/92
Amended by Ordinance 1805, 7/18/94
Amended by Ordinance 1869, 9/18/95
Amended by Ordinance 1961, 5/15/97
Amended by Ordinance 1985, 1/19/98
Amended by Ordinance 1986, 1/19/98
Amended by Ordinance 2040, 10/16/98
Amended by Ordinance 2048, 12/21/98
Amended by Ordinance 2049, 12/21/98
Amended by Ordinance 2118, 8/21/00
Amended by Ordinance 2122, 10/16/00
Amended by Ordinance 2147, 5/21/01
Amended by Ordinance 2154, 8/18/01
Amended by Ordinance 2228, 3/17/03
Amended by Ordinance 2293, 5/17/04
Amended by Ordinance 2350, 6/20/05
Amended by Ordinance 2372, 9/19/05
Amended by Ordinance 2396, 2/21/05
Amended by Ordinance 2431, 9/18/06
Amended by Ordinance 2454, 4/16/07
Amended by Ordinance 2475, 7/20/07
Amended by Ordinance 2554, 1/05/09
Amended by Ordinance 2559, 5/18/09
Amended by Ordinance 2620, 10/18/10
Amended by Ordinance 2650, 9/18/11
Amended by Ordinance 2676, 4/18/12
Amended by Ordinance 2688, 5/21/12
Amended by Ordinance 2761, 8/18/14

Boone County GIS Department
Printed: 4:06 pm 10/08/2014

**NOTICE OF TWO PUBLIC HEARINGS
REGARDING PROPOSED ZONING**

A Public Hearing will be held during the meeting of the Planning and Zoning Commission at **6:30 p.m., Wednesday, May 11, 2022**, in the Centralia City Hall Council Chambers, 114 S. Rollins, Centralia, Missouri 65240. A second Public Hearing will be held at the same location before the Centralia Board of Aldermen during its regular meeting at **6:30 p.m. on Monday, May 16, 2022**.

The purpose of these hearings will be to receive public comment on a request by Bonnie Hinds to rezone the following tract of land as follows:

Proposed Rezoning from R-1 to R-2:

435 S Jefferson Street with a legal description recorded in Book 5587, Page 121:

ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND EXCEPT THE WEST 120 FEET THEREOF:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 51, RANGE 11, IN THE CITY OF CENTRALIA, BOONE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: A LOT 100 FEET WIDE NORTH AND SOUTH OUT OF THE SOUTHEAST CORNER OF THE ABOVE FIRST NAMED TRACT AND BEGINNING AT THE SOUTHEAST CORNER OF THE NOW J. R. YOUNGER LOT AND RUNNING SOUTH 100 FEET, THENCE WEST TO THE W.D. LAWHORN STRIP, THENCE NORTH 100 FEET TO THE SOUTHWEST CORNER OF THE J. R. YOUNGER LOT, THENCE EAST TO THE BEGINNING CORNER. ALSO ALL THAT PART OF A STRIP OF LAND KNOWN, IDENTIFIED AND DESCRIBED AS "PARK" ON THE PLAT OF THE W. D. LAWHORN ADDITION TO THE CITY OF CENTRALIA, BOONE COUNTY, MISSOURI, WHICH SAID STRIP OF LAND LIES ADJACENT TO AND IMMEDIATELY WEST OF THE HEREINABOVE DESCRIBED TRACT.



Further information on the proposal is available at the office of the City Administrator, Centralia City Hall and online at www.centraliamo.org. Comments will be received at the hearings or in writing at the City Administrator's Office during regular business hours until 5:00 p.m., Wednesday, May 11, 2022, for the Planning and Zoning Commission meeting and 5:00 p.m. Monday, May 16, 2022, for the meeting of the Board of Aldermen.