Planning & Zoning Commission Meeting

Thursday, September 12, 2024 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 Bormann, Phil Hoffman, Landon Magley, David Wilkins, Chris Cox
3. **PLEDGE OF ALLEGIANCE**
4. **REVIEW & APPROVAL OF PRIOR MEETING MINUTES**

   Attachments:

   - **planning-zoning-commission-meeting_minutes_2024-08-01_213250** (planning-zoning-commission-meeting_minutes_2024-08-01_213250.pdf)

ACTION AGENDA

5. **Amend Centralia City Code, Chapter 31, Sections 31-24 (G)**
   a. **Public Hearing**

      Attachments:

      - **Notice - Public Hearing - Centralia Planning and Zoning Committee to Consider Revision To City Ordinance** (Notice_-_Public_Hearing_-_Centralia_Planning_and_Zoning_Committee_to_Consider_Revision_To_City_Ordinance.docx)
      - **update to R3 lot size** (update_to_R3_lot_size.docx)
      - **20191204 Planning and Zoning** (20191204_Planning_and_Zoning.docx)
      - **20200206 Planning and Zoning** (20200206_Planning_and_Zoning.docx)
      - **20200309 Planning and Zoning** (20200309_Planning_and_Zoning.docx)
      - **20200316 Minutes Board of Aldermen** (20200316_Minutes_Board_of_Aldermen.doc)
      - **3046_Amend R-3 Zoning Chapter (2) - 031620** (3046_Amend_R-3_Zoning_Chapter__2__-_031620.docx)

   b. **Commission Recommendation**
6. **AS MAY ARISE**
7. **ADJOURN**

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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

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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

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Display Ad
2 columns wide
Run once, August 28, 2024

NOTICE OF PUBLIC HEARING OF THE CENTRALIA PLANNING AND ZONING COMMITTEE TO CONSIDER REVISION TO CITY ORDINANCE

A public hearing will be held before the Planning and Zoning Commission at 6:30 p.m. on **Thursday, September 12, 2024,** and a second public hearing will be held during the meeting of the Centralia Board of Aldermen at **6:30 p.m., Monday, September 23, 2024,** in the Centralia City Hall Council Chambers, 114 S. Rollins, Centralia, Missouri 65240. The purpose of this hearing will be to solicit public comments on the proposed changes to Centralia City Code, Chapter 31, Sections 31-24 (G) to consider clarifying the minimum lot size for residential use. The proposed changes to the code may be found online at www.centraliamo.org. The public is invited to attend this open meeting to discuss the proposed changes. Comments may also be sent in writing prior to 5:00 p.m. on **Thursday, September 12, 2024**, to Mayor Chris Cox at mayor@centraliamo.org, City Administrator Tara Strain at tara@centraliamo.org, or Director of Public Works and Public Utilities Matthew Rusch at mrusch@centraliamo.org.

Section 31-24. Height, yard, area and sign regulations.

In District "R-3", the height of buildings, the minimum dimensions of lots and yards, the minimum lot area per family permitted upon any lot, the floor area and sign restrictions shall be as follows:

G. Lot Area (permitted and conditional use). Every building or portion of building hereafter erected or structurally altered for residence purposes in District "R-3" shall provide a minimum lot area of six thousand (6,000) square feet for single- or two-family dwellings. The minimum lot size for multiple family dwellings, larger than two family dwellings, is two thousand five hundred (2,500) square feet per family. Where a lot has less area than herein required in single ownership, but not less than five thousand (5,000) square feet as of January 9, 1961, this regulation shall not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of sanitary sewage, each lot shall provide not less than fifteen thousand (15,000) square feet per family. In addition to meeting the other requirements in this Section, the lot area for each lot where a conditional use permit is applied or shall otherwise be appropriate for the conditional uses to be made of the property, as judged by the governmental body making the final decision on the application, the Planning and Zoning Commission or the Board of Adjustment.

Minutes of the Planning and Zoning Commission for 6:30 p.m., December 4, 2019.

The meeting was called to order by Chairperson Don Bagley at 6:30 p.m.

I. Roll Call

Don Bagley, Brian Maenner, Phil Hoffman, Lynn Behrns, Landon Magley, and Dale Hughes answered roll call.

Absent: David Wilkins, Susan Aleshire, and Chris Cox

Also in attendance were James Smith from Centralia Fireside Guard, Boyd Harris, Don and Linda Bormann, Brenda Moss, Pam & Harry Dorman, John & Lois Mellor, Jim Ross, Terri Motley, Angela Crutchfield, Melissa Maxwell, Darren Adams, Connie Troyer, Jeff Holt, Robert Moss, Julie McGuire, Debby Berendt, and Crystal Arellano.

II. Pledge of Allegiance

Bagley led everyone in the Pledge of Allegiance.

III. Approval of Minutes of Previous Meetings – October 9, 2019 & October 24. 2019

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

IV. Review of the Rezoning Procedure
Russell presented the board with information in regard to the city attorney recommending the zoning code be looked at. Russell asked the board to consider the two items on the agenda. If the board decides to move forward with these two items if they would decide to look at the rest of the zoning chapter or look at the code as a whole.
Don Bagley stated that this would be placed at the end of the meeting.

V. Review of the city Code Requirements for R-3 Districts

Russell stated they would like to look at changing city code to mirror Boone county. Russell stated there is a draft ordinance in the packet. If the board approves it, she will move forward with the public hearings.
Lynn Behrns made a motion to accept the minutes as presented. Landon Magley seconded the motion. The motion carried by unanimous voice vote.

VI. Conditional Use Permit Application from Betty Gooding to Operate a VRBO (Vacation Rental by Owner) at 128 S. Jefferson

A. Public Hearing

The public hearing was opened at 6:35 p.m.

Russell stated that she received one written comment from Jim Lee stating that he is in favor.

The public hearing closed at 6:36 p.m.

B. Commission Recommendation

Behrns asked how many rooms. Betty Gooding answered 3 bedrooms and a pull-out couch, it's advertised that it will sleep six.

Magley made a motion to approve the conditional use permit for Betty Gooding to operate a VRBO at 128 S. Jefferson. Hughes seconded the motion. The motion carried by unanimous voice vote.

VII. Rezoning Request from Darren Adams

A. Public Hearing for R1 to R3 Southwest Circle

The Public Hearing was opened at 6:38.

Brenda Moss 211 Alco street, - opposed to the rezoning of this area. Brenda presented the board with a power point presentation supporting her stance against the rezoning.

William Ross (Jim) 721 Allen – Posed questions on infrastructure and how it will affect current utilities. Jim spoke of personal experience with developers in his past. Also stated that he spoke with Matthew Rusch about what would be needed if there are more units put in.

Mellissa Maxwell 712 S Allen – Stated that she submitted a letter and went over her letter. She stated that she looks at it that a corporation is trying to take over. Stated that she is not in favor of any rezoning of any sort. She is looking at long-term property value. Asked the board if they would be as open to rezoning Emerald, Lockport, etc.

Angela Crutchfield 728 Green St. – Restated her points from the last public hearing about traffic congestion. Also stated that she spoke with her postman who is also against the changes.

Darren Adams Developer – stated he does not own 62 properties. Also stated that changes have taken place since the last meeting – it's no longer going to be senior living center and it's going to be single family attached homes. The mobile home park is going to stay a mobile home park. Stated that the purpose of the rezoning is because we don't have a single family attached zoning ordinance. Darren then offered to answer questions from the gallery.

Questions were posed to the board about the city ordinance regarding trailers.

Darren stated it will be 11 homes + 8 trailers.

The Public Hearing was closed at 7:12.

B. Commission Discussion

Behrns stated the current zoning requires ~~at least a one car garage~~.
*at least one, off street parking space for each unit within 400 ft of the unit. Amended 2/6/20,

planning and zoning.

Bagley stated he has been known to be anti-spot zoning. Bagley stated that he believes it's important to think about the entire community. He voted no because of several issues that weren't covered, one of which was parking. Bagley stated that Darren will do what he says he will, but he will sell the land.
Hughes asked who will pay for the lines and widening the street if this goes through. Russell stated that she believed the City will bear most of the responsibility. Some discussion followed regarding the footage of the easement.

C. Commission Recommendation

Hughes made a motion to reject the request to change from R1 to R3. Magley seconded the motion. The motion carried by unanimous voice vote.

VIII. Rezoning Request from Darren Adams – Rezone from R-1 to R-3, Lakeview and Allen

A. Public Hearing

The Public Hearing was opened at 7:18.

Brenda Moss 211 Alco – Against the rezoning at Lakeview and Allen and against spot zoning. Stated that she has spoken with people who live in the area and has gotten some signatures.

Mellissa Maxwell 712 S. Allen– Against the rezoning of property in that area

Darren Adams, Developer – Stated that property will not increase the number of homes. It would stay 4 units. Some discussion followed in the gallery.

The Public Hearing was closed at 7:24.

B. Commission Discussion

Magley asked if there are just the two lots. Behrns answered yes and explained that the original plot had two lots.

C. Commission Recommendation

Hughes made a motion to deny the rezoning request. Hoffman seconded the motion. The motion carried by unanimous voice vote.

IX. Rezoning Request from Darren Adams – Rezone from R-1 to R-3, Southwest Circle lots 19-32

A. Public Hearing

The Public Hearing was opened at 7:26.

Brenda Moss 211 Alco – Opposed to the rezoning with southwest circle being a cul-de-sac and having no outlet.

Mellissa Maxwell 712 S. Allen – Opposed to rezoning because of the potential of future changes.

Ross 721 Allen – Opposed to the rezoning, stated it's not conducive to a good residential neighborhood.

Crystal Arellano 208 Southwest Circle – Opposed to the rezoning for all reasons discussed tonight and in previous meetings.

The Public Hearing was closed at 7:31.

B. Commission Discussion

No discussion

C. Commission Recommendation

Hughes made a motion to reject the rezoning at Southwest Circle, lots 19-32. Magley seconded the motion. The motion carried by unanimous voice vote.

X. <u>Approving the Final Plat of Rylee's Park Subdivision</u>

A. Commission Discussion

Russell stated that she had a conversation with Don Bormann today and he brought up some issues that needed to be taken care of. There was discussion involving what needs to be done. Behrns asked about the drainage issue and asked that it be labeled a utility and drainage easement.

B. Commission Recommendation

Maenner made a motion to approve the final plat with conditions that it be labeled a utility and drainage easement. Magley seconded the motion. The motion carried by unanimous voice vote.

<u>Review of the rezoning procedure.</u>

Russell stated that she and Cydney are recommending revising the code so there is a complete section of the code for rezoning.

Changes to the zoning code require 2 public hearings. Already having public hearings for changing the R3 wording, we could have all at once so there aren't meetings every week.

Hughes suggested sitting down and going back through sections to update. Some discussion regarding the trailer age for the ordinance and possible changes.

Don Bormann asked to make a comment in regard to moving forward with the changing of the wording for R3. Bormann stated they could put a moratorium on any rezoning to R3 until it can be updated and it could be done at the same public hearing. He also added that if the ordinance has certain language in regard to PD, it needs to be fixed. Some discussion followed.

Discussion involving the process to go over the code and setting a deadline for the revisions.

There were some discussions involving the wording of a moratorium.

Behrns recommended the passing of the ordinance.

XI. As May Arise

Hughes asked where we are standing on the rezoning for the medical marijuana. Russell answered that it is something that we need to look at. Cydney has been waiting to see what other cities are adopting. Russell stated that she will check in with her again.
Darren asked that planning and zoning look at the wording of the sidewalk requirement of the developer. Some discussion followed.

XII. Adjourn

Hughes made a motion to adjourn. Magley seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 7:51 p.m.

Minutes of the Planning and Zoning Commission for 6:30 p.m., February 6, 2020.

The meeting was called to order by Chairperson Susan Aleshire at 6:30 p.m.

I. Roll Call

Susan Aleshire, Don Bagley, Brian Maenner, Phil Hoffman, Lynn Behrns, Landon Magley, Chris Cox and Dale Hughes answered roll call.

Absent: David Wilkins

Also in attendance were City Administrator Heather Russell, Public Works/Utilities Director Mike Forsee, James Smith from Centralia Fireside Guard, Don Bormann, Margaret Parker, Roxie Douglas, Linda Johnessee, Sandy Harlan, Rick Douglas, and Terri Motley.

II. Pledge of Allegiance

Susan Aleshire led everyone in the Pledge of Allegiance.

III. Approval of Minutes of Previous Meetings – December 4, 2019

Lynn Behrns suggested change to the minutes for the December 4, 2019 meeting to change pg. 2, Item VII section B. "Behrns stated the current zoning requires at least a one car garage." To "at least one, off street parking space for each unit within 400 ft of the unit."

Cox made a motion to accept the minutes with the suggested change. Hughes seconded the motion. The motion carried by unanimous voice vote.

IV. Proposed Voluntary Annexation of Property by Darren Adams – 830 N Hickman

a. Public Hearing

The public hearing was opened at 6:33 p.m.

Linda Johnessee, 808 N Allen, Green gables subdivision - Wants to be sure their nice subdivision will remain the same. Also asked if Hickman street will be widened. Stated she is not against growth, but wants to be sure whatever Darren builds, it will protect the value of their homes.

Margret Parker 209 Green Gables - Concerned about the traffic and sewer.

Russell stated that she had received the plans today and the Foremen, Mike Forsee and herself met with Darren Adams today to discuss utilities. There were some concerns with the sewer, water and electric seem to be ok. The other issue is storm drainage and Darren had addressed that concern. Russell stated that Darren is looking at doing this in six phases.

Lynn asked how far north gravity will flow. Discussion followed concerning flow and sewer. There was also discussion about a lift station. Forsee asked the audience if they are gas or all electric, the answer was gas and electric.

Maenner asked if there were any concerns with water pressure for fire suppression concerns. Forsee does not think there will be any problems.

Russell stated they have had discussions with Clint and Andrea Dubes, and they are interested in annexing.

There was some discussion involving contracts and agreements.

Cox discussed concerns from a group discussion from the other night. 5 basic concerns: curb and gutter, concrete and streets, traffic, existing water from heavy rains (don't want the problem compounded), and water pressure.

A question was posed from the gallery, if Darren will be able to change his mind on what he wants to do. Russell stated that Darren is intending to provide a sketch plat. He will be required to give legal descriptions and phase in project.

Lynn stated there has been discussion that we need more sub-dividable land in the city.

Don Bormann asked if electric is covered by Ameren. Lynn stated the old farmhouse has city electric.

The public hearing closed at 6:50 p.m.

b. Commission Recommendation
Lynn Behrns made a motion to recommend to the board to approve the annexation. Brian Maenner seconded the motion. The motion carried by unanimous voice vote. Russell stated that the second public hearing will be in front of the board of aldermen on the 18th at 7:00 pm.

V. Other

a. Review of Rezoning Application
Russell presented an application to the board for their approval. The city attorney has looked at it. Russell has removed the cost due to no vote on that yet. Lynn had a question on the wording. Lynn also suggested on use that we would need to send out notices on public hearings. Russell believes the city has provided those lists.

VI. As May Arise

Don Bormann requested a public hearing for the vacation of Kenny Coolley's alley. Ken Coolley has requested it be done. Russell stated they will set a date.
Bormann stated since they have been talking about changing the zoning requirement from 1500 sq ft to 2500 sq ft and Darren is asking for R3 zoning; it's important to take care of the changes that have been discussed before his request is approved. Russell stated that she is intending to have that public hearing the same night as Kenny Coolley's. Russell suggested a 6:00 meeting on March 9th.

VII. Adjourn

Cox made a motion to adjourn. Behrns seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 6:59 p.m.

Minutes of the Planning and Zoning Commission for 6:00, Monday March 9, 2020.

The meeting was called to order by Chairperson Don Bagley at 6:03p.m.

I. Roll Call

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

Absent: Susan Aleshire, David Wilkins, and Landon Magley

Also, in attendance were: City Administrator Heather Russell, Public Works/Utilities Director Mike Forsee, Rick Douglas, Sandy Harlan, Linda Johnessee, and Don Bormann

II. Pledge of Allegiance

Bagley led everyone in the Pledge of Allegiance.

III. Approval of Minutes of Previous Meetings

Behrns asked to have the minutes reviewed second page, number five, the last sentence where it says believes, he wants to know who said that? After that information being reviewed and added Behrns wants to move forward with approval of the minutes. Maenner seconded the motion to move forward with approval of the minutes. The motion carried by unanimous voice vote.

IV. Proposed Amendments to Section 31-24 of Zoning Code Concerning R-3 Zoned Properties

A. Public Hearing

The public hearing was opened at 6:07 p.m.

Russell said the notice of Public hearing was published in the Guard and the only thing she said we changed was to make it required to be 2500 square foot per family for R-3 designation rather than 1500 square foot.

Bagley asked if there were any more comments. Cox stated that this would make sense for us to be in line with Boone County, he said unless there are concerns let's pass it on to the Board. Behrns asked if we have any large apartments and Russell said no. Russell said we would make a recommendation to the Board of Aldermen and the second Public Hearing is set for next Monday the 16th at 7:00p.m. and the ordinance is ready to go that night. Hughes had questions and Russell answered they are in this ordinance, lot size and area.

Hughes made a motion to move this on to the City Counsel, Behrns seconded, all are in favor to move this on to the Board.

The public hearing closed at 6:08p.m.

B. Commission Recommendation
None

V. Discussion Regarding Number of Houses Allowed Per Street in a Subdivision – Section 30.1-24, Subsections G & H

Russell said Don Bormann brought this to her attention. Boone County's fire code is different we adopted the 2015 fire code. Bormann asked to address this and he said a few years ago he and Lynn Behrns discussed this when we re-did the subdivision codes, Borman said Behrns wanted to add a section that the maximum number of units,150 requirement and just have a single entrance, Borman said he did not think about it at the time. Bormann said we should have a requirement placed in there. He thought it sounded high, he discussed Southwest Country Estates, Cobblestone Estates, and Emerald Point entrances, and what would be an appropriate number, half of that or a third maybe. Bormann said he talked to County planning and we have basically accepted all their codes. He said they County Fire department said they will go with 30 on a single outlet, Boone County 50 on a single outlet, he would recommend no more than County, he said if anything we do less. Bormann discussed maintenance as well. He brought up how we are going to be doing a traffic study. He believes we should hire a Traffic Engineer. Bormann said this should be addressed in the zoning Ordinance. Borman and he and Russell talked about A-1, he discussed how County does it. Behrns said he does not recall the whole process, but it was addressed by the Council once before, he said Merritt Beck said there should not be an automatic zoning. Cox asked why R-1 zoning would not be the one to use. Bormann discussed further examples of A-1 like a feed lot. Cox asked Bormann why not just a R-1 what it would matter. Bormann agreed that R-1 would work. Bormann had further discussion and Behrns said that A-1 zoning could involve chickens, Bormann said that would all still fall under City Ordinances. Behrns and Bormann had more discussion on number of units and Fire Codes. Bormann said there must be a limit of units. Hughes asked couldn't we set a limit, Russell said right now it is 100.

Rick Douglas of 509 Emerald Dr said Planning and Development in Columbia has it limited to 30 units for a single entrance and he said the Fire Department comes in and measures and they have the final as to what is allowed. Douglas drove a ladder truck and is familiar with this.

Bormann discussed the safety issues. Behrns asked about Darren Adams plans and if it done in phases it would not be held up waiting on them. Borman and Forsee had discussion on cul de sac size.

Behrns made a motion to gather more information to make a firm proposal on how to amend that.

Linda Johnessee of 808 N Allen St talked the street going out on Jefferson St, Cox said it would have to go through. Behrns explained. Bormann talked about North Fairgrounds being private.

Cox seconded the motion, the motion carried by unanimous voice vote.

VI. Other

None

VII. As May Arise

Russell asked about the date for the next meeting and the next meeting will be set for Monday, April 6th at 6:00p.m. and that worked for everyone.

Johnessee asked if the next Planning and Zoning meeting was when we would know what Boone County suggests and Russell said yes. Cox said that would be when they have the recommendation to give to the Council. Bormann asked if Adams re-zoning would be that night and Russell said yes. Johnessee asked if she where she could see the re-zoning and Russell said she had just received that day, but it will be at City Hall and on the City website. Russell said the official request had been submitted.

VIII. Adjourn

Cox made a motion to adjourn. Hughes seconded the motion. The motion carried by unanimous voice vote. The meeting adjourned at 6:40 p.m.

State of Missouri
County of Boone
City of Centralia **March 16, 2020**

Mayor Cox called the regular meeting to order at 7:00 p.m.

Pledge of Allegiance:

Mayor Cox led everyone in the pledge of allegiance.

Roll Call: Aldermen Don Bormann, Robert Hudson, Terri Motley, David Wilkins, Don Rodgers, and Landon Magley answered roll call.

Absent:

Also present were City Administrator Heather Russell, City Attorney Cydney Mayfield, Police Chief Bob Bias, Linda Bormann, Sheila Bias, a representative for Gilmore & Bell, and James Smith with the Centralia Fireside Guard.

PUBLIC HEARING FOR AMENDING SECTION 31-24 OF THE CENTRALIA CITY CODE REGARDING R-3 ZONING

Public hearing opened at 7:01 p.m.

Russell stated this is the second public hearing with the first being held March 9th in front of the Planning and Zoning commission. Russell stated that the change would bring the City up to the same standards as the county and P&Z is in favor.

Public hearing closed at 7:01 p.m.

COMMENTS FROM CITIZENS:

The Comments from Citizens portion of the meeting was opened at 7:02 p.m. by Mayor Cox.

Linda Bormann, 800 Jason Court – Linda asked about delinquencies, late fees and disconnects with the current situation. Also brought up confusion with recycling and pushing information out to citizens.

The Comments from Citizens portion of the meeting was closed at 7:03 p.m. by Mayor Cox.

CONSENT AGENDA:

Mayor Cox asked for approval of the Consent Agenda in its entirety or any items to be pulled for comment or correction.

CONSENT AGENDA:

A. Minutes of Prior Meetings – February 18, 2020
B. Minutes of Public Works and Public Utilities Committee Meeting – March 9, 2020
C. Minutes of General Government Committee Meeting – March 9, 2020
D. Amended Minutes of the Planning and Zoning Commission – February 6, 2020
E. Reports
    1. Treasurer's & Collector's Reports
    2. Activity Reports

Motion was made by Alderman Wilkins to accept the consent agenda in its entirety. Alderman Hudson seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Accounts Payable over $1250 was presented in the amount of $616,570.88 as follows:

ACCOUNTS PAYABLE OVER $1250	
March 16, 2020	
Altec (New Bucket # 27)	$ 3,883.86
Ameren Missouri (Heating)	$ 3,490.65
Aramark (Uniforms & Mats) (18.29 from February Aramark statement)	$ 1,561.89
Bankcard (Heather $73.88/Tara $1789.64)	$ 1,863.52
Bartlett & West (WWRF Funding/Prof Services $50943.09)	$ 51,175.09
Boone Electric Cooperative (NW/NE Lift stations)	$ 1,264.47
Christensen Asphalt (Cold MIX)	$ 1,495.00
Dayne's Waste Disposal (Trash / Recycling)	$ 29,336.46
Flynn Drilling Co (125 HP well motor/Install)	$ 13,333.00
Independent Salt (Road Salt)	$ 1,850.55
MECO Engineering (Code Compliance Inspection Report)	$ 2,000.00
MFA Oil (Fuel)	$ 3,090.28
MJMEUC (Prairie State Charges)	$ 77,605.92
MO Rural Services (work Comp Ins)	$ 44,076.00
S & D (Parts Repairs)	$ 1,765.95
Wilkerson Bros Quarry (Clean Rock)	$ 3,531.11
TOTAL	**$ 241,323.75**
ADDED AFTER GGFC MEETING	
Boone County Resource Management (Recycling)	$ 1,311.18
Central Bank of Boone County (Park Lease Payment)	$ 138,802.40
K & K Insurance (Fire Dept $3413.18 & 405.63 (2 Checks)	$ 3,818.81
Nextera (Wholesale Energy)	$ 137,738.21
TOTAL:	**$ 281,670.60**
ADDED TODAY	
Bartlett & West (Work/Wastewater Bond Issue Project)	$ 42,503.08
Big Rivers (Capacity)	$ 24,250.00
Fletcher - Reinhardt (Elec Dept Supplies)	$ 2,402.61
Independent salt Road Salt)	$ 1,918.02
Inland Truck (Trk # 27 Parts)	$ 1,601.67
MFA Oil (Fuel)	$ 5,929.17
R & S Auto Sales (Trk # 27 Parts / Repairs)	$ 2,482.85
UMB Bank (MAMU Substation Lease Payment)	$ 12,489.13
TOTAL:	**$ 93,576.53**
GRAND TOTAL:	**$ 616,570.88**

Magley asked what was wrong with truck 27. Russell stated it is the Bucket truck and there has had to be quite a bit of work on it. Some discussion followed.

Alderman Hudson made the motion to approve the Accounts Payable over $1250 in the amount of $616,570.88. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

ACTION AGENDA:

Finance:

ORDINANCE: ORDINANCE AUTHORIZING the CITY OF CENTRALIA, MISSOURI, TO ENTER INTO A PERSONAL PROPERTY LEASE PURCHASE TRANSACTION WITH U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.; AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.

Alderman Rodgers presented a bill marked and designated as bill no. 2336 to create an ordinance entitled "**ORDINANCE AUTHORIZING the CITY OF CENTRALIA, MISSOURI, TO ENTER INTO A PERSONAL PROPERTY LEASE PURCHASE TRANSACTION WITH U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.; AND APPROVING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.**" Alderman Rodgers moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Rodgers moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Rodgers moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Bormann, Rodgers, and Wilkins. Voting AGAINST: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance_3044.

ORDINANCE: AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A CONTRACT WITH TCF EQUIPMENT FINANCE FOR A LEASE-PURCHASE AGREEMENT FOR A TYMCO 435 STREET SWEEPER.

Alderman Bormann presented a bill marked and designated as bill no. 2337 to create an ordinance entitled "**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF CENTRALIA, MISSOURI TO EXECUTE A CONTRACT WITH TCF EQUIPMENT FINANCE FOR A LEASE-PURCHASE AGREEMENT FOR A TYMCO 435 STREET SWEEPER.**" Alderman Bormann moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Bormann moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Bormann moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Bormann, Rodgers, and Wilkins. Voting AGAINST: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance_3045.

Permits & Licensing: None

Legal:

ORDINANCE: AN ORDINANCE AMENDING SUBSECTION G OF SECTION 31-24 OF THE CENTRALIA CITY CODE CONCERNING CONCERNING THE REQUIRED MINIMUM SQUARE

FOOTAGE REQUIRED PER FAMILY IN AREA ZONED R-3, MULTIPLE FAMILY DWELLING DISTRICT.

Alderman Motley presented a bill marked and designated as bill no. 2338 to create an ordinance entitled "**AN ORDINANCE AMENDING SUBSECTION G OF SECTION 31-24 OF THE CENTRALIA CITY CODE CONCERNING CONCERNING THE REQUIRED MINIMUM SQUARE FOOTAGE REQUIRED PER FAMILY IN AREA ZONED R-3, MULTIPLE FAMILY DWELLING DISTRICT.**" Alderman Motley moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Motley moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Motley moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Bormann, Rodgers, and Wilkins. Voting AGAINST: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 3046.

ORDINANCE: AN ORDINANCE AMENDING SECTION 2-13 OF THE CODE OF THE CITY OF CENTRALIA, MISSOURI REGARDING THE START TIME FOR MONTHLY BOARD OF ALDERMEN MEETINGS.

Alderman Hudson presented a bill marked and designated as bill no. 2339 to create an ordinance entitled "**AN ORDINANCE AMENDING SECTION 2-13 OF THE CODE OF THE CITY OF CENTRALIA, MISSOURI REGARDING THE START TIME FOR MONTHLY BOARD OF ALDERMEN MEETINGS.**" Alderman Hudson moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Hudson moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Hudson moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Rodgers and Wilkins. Voting AGAINST: Bormann. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 3047.

ORDINANCE: AN ORDINANCE AMENDING SECTION 26-112 OF THE CODE OF THE CITY OF CENTRALIA, MISSOURI REGARDING DELINQUENT PAYMENT – SERVICE DISCONNECTION; RECONNECTION OF SERVICE.

Alderman Wilkins presented a bill marked and designated as bill no. 2340 to create an ordinance entitled "**AN ORDINANCE AMENDING SECTION 26-112 OF THE CODE OF THE CITY OF CENTRALIA, MISSOURI REGARDING DELINQUENT PAYMENT – SERVICE DISCONNECTION; RECONNECTION OF SERVICE.**" Alderman Wilkins moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Magley and motion carried unanimously. The bill was then read by title only. Alderman Wilkins moved the bill be placed on its second reading. Motion was seconded by Alderman Magley and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Wilkins moved the final passage of the bill. Alderman Magley seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Bormann, Rodgers, and Wilkins. Voting AGAINST: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 3048.

ORDINANCE: AN ORDINANCE TO SET THE COMPENSATION OF CERTAIN EMPLOYEES OF THE CITY OF CENTRALIA, MISSOURI.

Alderman Magley presented a bill marked and designated as bill no. 2341 to create an ordinance entitled "**AN ORDINANCE TO SET THE COMPENSATION OF CERTAIN EMPLOYEES OF THE CITY OF CENTRALIA, MISSOURI.**" Alderman Magley moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. Alderman Magley moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Magley moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Bormann, Rodgers, and Wilkins. Voting AGAINST: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance 3049.

ORDINANCE: AN ORDINANCE CHANGING THE MUNICIPAL COURT DATE IN THE CITY OF CENTRALIA, MISSOURI TO THE THIRD MONDAY OF THE MONTH AND THE STARTING TIME FOR MUNICIPAL COURT TO 9:00 AM, ADDING A NEW SECTION 25-2 TO THE CITY CODE OF CENTRALIA.

Alderman Rodgers presented a bill marked and designated as bill no. 2342 to create an ordinance entitled "**AN ORDINANCE CHANGING THE MUNICIPAL COURT DATE IN THE CITY OF CENTRALIA, MISSOURI TO THE THIRD MONDAY OF THE MONTH AND THE STARTING TIME FOR MUNICIPAL COURT TO 9:00 AM, ADDING A NEW SECTION 25-2 TO THE CITY CODE OF CENTRALIA.** " Alderman Rodgers moved that it be placed on its first reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Magley and motion carried unanimously. The bill was then read by title only. Alderman Rodgers moved the bill be placed on its second reading. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read the second time by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Rodgers moved the final passage of the bill. Alderman Magley seconded the motion. The Mayor called for a roll call vote and the ordinance passed with the following vote. Aldermen voting FOR: Hudson, Motley, Magley, Bormann, Rodgers, and Wilkins. Voting AGAINST: none. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Ordinance was designated as Ordinance -3050.

RESOLUTION: **A RESOLUTION ESTABLISHING A PANDEMIC FLU LEAVE POLICY**

Alderman Bormann presented a bill marked and designated as bill no. 2343 to create a resolution entitled **"A RESOLUTION ESTABLISHING A PANDEMIC FLU LEAVE POLICY."** Alderman Bormann moved that it be placed on its first and only reading by title only. Before the bill was introduced copies of the bill were made available for public inspection. Motion was seconded by Alderman Wilkins and motion carried unanimously. The bill was then read by title only. The Mayor then called for discussion on the bill and after some discussion Alderman Bormann moved the final passage of the bill. Alderman Wilkins seconded the motion. The Mayor called for a roll call vote and the resolution passed with the following vote. Aldermen voting FOR: Bormann, Hudson, Magley, Motley, Rodgers and Wilkins. Voting AGAINST: None. The Mayor declared the bill passed and thereupon signed the same as passed. The bill was approved by the Mayor and signed by the Mayor as approved and was returned to the City Clerk who attested to the signature of the Mayor, affixed the city seal and the Resolution was designated as Resolution R-20-03.

Purchasing:

OLD BUSINESS:

NEW BUSINESS:

Mayor Appointments – none

Authorizing the street closing in front of City Hall for a Mammogram Van in October 2020.

Lt Kribbs stated Centralia Backs the Blue will possibly be hosting this. Provides low cost mammograms.

Alderman Hudson made the motion to authorize the Mayor to close the street in front of City Hall for a Mammogram Van in October 2020. Alderman Wilkins seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

Authorizing the street closing in front of City Hall for a "Touch a Truck" event on May 22, 2020 for National Public Works Week.

Alderman Wilkins made the motion to authorize the Mayor to close the street in front of City Hall for the "Touch a Truck" event on May 22, 2020. Alderman Hudson seconded the motion. On a call by the Mayor for ayes and nays, the motion passed unanimously.

City Administrator:

1. Monthly Report – February 2020
2. Discuss school closing, rec center closing, and change in face to face access to city hall during pandemic.

City Attorney:

Webinar tomorrow by MML discussing city closures and emergency preparedness.
Supreme court has shut down face to face court through April 3rd. It is possible there will not be court in April if this continues.
City has option to use electronic/telephonic meetings. Mayfield stated we have to a post phone number for public to call in and participate. Russell stated that it will affect the end of the year meeting to close out the fiscal year. Cox stated they will use Zoom for that meeting and log in on a laptop at home.
The P&Z meeting can be postponed if needed.

City Clerk: none

AS MAY ARISE

Recess to March 30, 2020

There being no further business to discuss, Alderman Wilkins made the motion to recess the meeting to March 30, 2020. Alderman Rodgers seconded the motion. On a call by the Mayor for ayes and nays the motion carried unanimously.

The meeting was recessed at 7:48 p.m.

____

Tara Strain, City Clerk

BILL NO. 2338 **ORDINANCE NO. 3046**

A BILL TO CREATE AN ORDINANCE ENTITLED:

AN ORDINANCE AMENDING SUBSECTION G OF SECTION 31-24 OF THE CENTRALIA CITY CODE CONCERNING CONCERNING THE REQUIRED MINIMUM SQUARE FOOTAGE REQUIRED PER FAMILY IN AREA ZONED R-3, MULTIPLE FAMILY DWELLING DISTRICT.

WHEREAS, the City of Centralia Planning and Zoning Commission, after public hearing on March 6, 2020, and consideration on March 9, 2020 voted by a vote of __ to ___ to recommend to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Chapter 31 of the Centralia City Code be amended in regard to the minimum square footage required per family in an area zoned R-3, multiple family dwelling district; and

WHEREAS, in accordance with Section 31-9 of the Centralia City Code, notice of a public hearing regarding the proposed amendment to Subsection G of Section 31-24 was given by the Board of Aldermen, stating that a hearing would be held on March 16, 2020, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the February 12, 2020, issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on March 16, 2020, in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing all parties in interest and citizens were given an opportunity to be heard in relation to the recommended amendment; and

WHEREAS, 2 citizens appeared at the hearing, with 0 citizens supporting the proposed amendment and 0 citizens opposing the proposed amendment, and 0 written protest has been made to such proposed amendment; and.

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri, has determined that the amendments to Subsection G of Section 31-24 is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Subsection G of Section 31-24 of the Centralia City Code is hereby changed, altered and amended as follows:

SECTION 31-24 – HEIGHT, YARD, AREA AND SIGN REGULATIONS

G. *Lot Area (permitted and conditional use).* Every building or portion of building hereafter erected or structurally altered for residence purposes in District "R-3" shall provide a minimum lot area of six thousand (6,000) square feet, and not less than ~~one thousand five hundred (1,500)~~ **two thousand five hundred (2,500)** square feet per family; provided, that, where a lot has less area than herein required in single ownership, but not less than five thousand (5,000) square feet as of January 9, 1961, this regulation shall not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of sanitary sewage, each lot shall provide not less than fifteen thousand (15,000) square feet per family. In addition to meeting the other requirements in this Section, the lot area for each lot where a conditional use permit is applied or shall otherwise be appropriate for the conditional uses to be made of the property, as judged by the governmental body making the final decision on the application, the Planning and Zoning Commission or the Board of Adjustment.

SECTION 2. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

Read two times by title only and **PASSED** by the Board of Aldermen and **APPROVED** by the Mayor this the 16th Day of March 2020.

Alderman Motley: Yes	Alderman Magley: Yes
Alderman Rodgers: Yes	Alderman Hudson: Yes
Alderman Bormann: Yes	Alderman Wilkins: Yes

Chris Cox, Mayor

ATTEST:

Tara Strain, City Clerk