



Planning & Zoning Commission Meeting

Minutes

Wednesday, May 14, 2025 at 6:30 pm

CENTRALIA CITY HALL COUNCIL CHAMBERS

114 S. Rollins Street, Centralia, MO 65240

Microsoft Teams Meeting ID: 232 319 991 213 7 Passcode: dw9Wd6VX

1. CALL TO ORDER

Minutes:

Commissioner Lynn Behrns called the meeting to order at 6:30 pm.

2. ROLL CALL

Minutes:

Commissioners answering roll call were Lynn Behrns, Todd Alden, Don Bormann. Commissioners Susan Aleshire, Chris Cox, and Mark Murphy were absent. Commissioners attending on camera via Microsoft Teams were Brian Maenner and Delwyn Duncan. Others present: City Administrator Tara Strain, City Clerk Marilyn Dick, Public Works Director Matthew Rusch. Citizens present: James Smith with the Centralia Fireside Guard, Linda Bormann.

3. PLEDGE OF ALLEGIANCE

Minutes:

Commissioner Behrns 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 Planning & Zoning Commission Meeting dated April 9, 2025. Commissioner Bormann seconded the motion. On a call by Commissioner Behrns for ayes and nays the motion passed unanimously.

ACTION AGENDA

5. DISCUSSION REGARDING CHAPTER 31, ARTICLE II, SECTION 31-20, SUBSECTION F

a. Discussion

Minutes:

City Administrator Strain advised that the agenda item is a continuation of prior discussions regarding the common lot line ordinance. The Board of Aldermen requested P&Z review the code and make a recommendation on revised wording for the ordinance. According to the current ordinance, no homes can be rebuilt on either lot that previously housed a structure built over the common lot line. Strain reported that the BOA is not comfortable removing the entire wording, but would prefer to have a process to review properties on an individual basis, in compliance with the property's zoning. City Administrator Strain advised that City Attorney Mayfield had also reviewed the ordinance, and recommended that any procedure similar to a lot split would include a certified appraisal report, public hearing with applicable neighbors, traffic study, utility study, and lot splits must meet current standards for the space. Commissioner Bormann agreed that the code was poorly written, and open to different interpretations. Bormann was reminded that City Attorney Mayfield had reviewed and interpreted the ordinance, to which he replied that he thought Mayfield was wrong. Bormann opined that the ordinance reads that if the common lot line dwelling was demolished, no structures could ever be constructed on either lot, stating that was not the intent when the ordinance was first drafted. Commissioner Maenner asked if other municipalities have similar codes; Strain replied that many others use lot splits, and both lots must meet their current zoning regulations. Bormann recommended adding wording to clarify that the lots would be merged, or vacated, or would return to two lots. He also stated that the first two options indicated an unlawful taking of the property; Administrator Strain replied that the City Attorney determined the action would not be a taking, to which Bormann disagreed. Due to the Commissioners being unable to reach a decision, City Administrator Strain suggested that the topic be postponed until such time as Attorney Mayfield could be present for further discussion. Bormann then questioned the status of an application that had been filed by Boyd Harris; City Administrator Strain replied that she had communicated with Mr. Harris about the matter, but would not engage in discussion about it during the current meeting, as Mr. Harris was not present.

b. Recommendation

Minutes:

No recommendation was made, and the topic was postponed until such time as City Attorney Mayfield is able to be present for additional discussion.

6. DISCUSSION ON LOT SIZE FOR R-2 AND R-3

a. Discussion

Minutes:

Commissioner Bormann led discussion on the lot size revisions for R-2 and R-3, saying the lots were recently revised without giving proper consideration to some older lots in town. Bormann provided two options for revised wording of code 31-22, Subsection G: one would allow for 6000 sq feet in R-2, and the

other would allow for 7000 sq feet minimum in R-2. Bormann stated he preferred the first option, which would not change the sizing in the current ordinance, but would offer clarification. Bormann said the 6000 sq feet could better accommodate cottage homes, and R-2 and R-3 zoning are more densely populated. Administrator Strain stated the City has previously expressed a desire to leave the sizing at 6000 sq feet, and Maenner agreed. Public Works Director Matt Rusch reported that 6000 sq feet minimum is in line with other area municipalities; Commissioner Behrns agreed, and said it has always been the intention of P&Z to remain in line with Columbia and Boone County, so that everyone has the same expectations.

b. Recommendation

Minutes:

Commissioner Maenner made a motion to recommend the Board of Aldermen revise code 31-22 subsection G to add additional language for clarification and maintain minimum 6000 sq feet for single-family dwellings in R-2.

Commissioner Bormann seconded the motion. On a call by Commissioner Behrns for ayes and nays the motion passed unanimously.

Commissioner Maenner made a motion to recommend the Board of Aldermen revise code 31-24 Subsection G to clarify minimum 6000 sq feet requirement for single-family dwellings in R-3. Commissioner Bormann seconded the motion. On a call by Commissioner Behrns for ayes and nays the motion passed unanimously.

7. DISCUSSION ABOUT ZONING FOR ADULT DAY CARE

a. Discussion

Minutes:

City Administrator Strain reported that the City has received requests to allow Adult Day Care facilities, but no current zoning allows it. Commissioner Behrns replied that a definition of Adult Day Care is needed, in order to determine what zoning districts should be considered. Commissioner Maenner stated that MO Department of Social Services licensing would apply; he was then able to retrieve zoning examples from other entities. One such code stated the facility would be subject to all State licensing requirements, and would meet the needs of five or more functionally impaired adults for periods of less than 24 hours but more than 2 hours per day. After further discussion, the Commission agreed that the proper zoning to amend would be R-3.

b. Recommendation

Minutes:

Commissioner Maenner made a motion to recommend the Board of Aldermen revise R-3 zoning to allow for Adult Day Cares, with a final definition and ordinance to be drafted by the City Attorney. Commissioner Bormann seconded the motion. On a call by Commissioner Behrns for ayes and nays the motion passed unanimously.

8. CONTINUED DISCUSSION ON PLANNING DISTRICT ZONING & COTTAGE HOMES

Minutes:

City Administrator Strain led continuing discussion on Planned District Zoning and Cottage Homes. Article 18 does address some Planned Districts, but cottage homes would be a much more dense population. Public Works Director Rusch advised that minimum sq footage for homes in R-1 is 650 sq feet. Some local municipalities allow cottage homes in R-2 zoning. Commissioner Behrns stated that the cottage homes should be required to be placed on a permanent foundation, following an approved building permit. Behrns recommended that a new special planned district zone be drafted. No final recommendations were made, and further discussion will be held at a future meeting.

9. AS MAY ARISE**10. ADJOURN****Minutes:**

Commissioner Bormann made a motion to adjourn the meeting. Commissioner Maenner seconded the motion. On a call by Commissioner Behrns for ayes and nays the motion passed unanimously. The meeting was adjourned at 7:38 pm.