

AN ORDINANCE TO AMEND SECTION 31-25, OF THE CENTRALIA CITY CODE, TO ADD SELF-SERVICE STORAGE FACILITIES AS A CONDITIONAL USE IN B-1 "CENTRAL BUSINESS DISTRICT" IN THE CITY OF CENTRALIA, MISSOURI. ”.

WHEREAS, the City of Centralia Planning and Zoning Commission, after consideration on January 4, 2018 at a public meeting following a public hearing; for which notice was published in the December 13, 2017 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; voted of 7 to 0 to recommend to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Section 31-25 of the Centralia City Code be amended to allow Self-service storage to be permitted in District "B-1" only after the issuance of a conditional use permit pursuant to the provisions of Section 31-65 of the City of Centralia, Missouri; and

WHEREAS, two citizens made comments at the public hearing supporting the proposed amendment and no citizens made comments opposing the proposed amendment, and no written protest has been made to such proposed amendment and no letter of support has been received; and

WHEREAS, in accordance with Section 31-9 of the Centralia City Code, notice of a public hearing regarding the proposed amendment Centralia City Code, Section 31-25 to add Self-service Storage Facilities as a conditional use in B-1 Central Business District in the City of Centralia, Missouri, was given by the Board of Aldermen, stating that a hearing would be held on January 22, 2018 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the December 13, 2017 and the January 3, 2018 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 January 22, 2018 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, the Board of Aldermen of the City of Centralia, Missouri, has determined that the amendment of Section 31-25 of the Centralia City Code, as recommended by the Planning and Zoning Commission, is in the best interest of the City

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, AS FOLLOWS:

Section 1. Subsection B of Section 31-25 of the Centralia City Code of the Centralia City Code is hereby changed, altered and amended to read as follows:

B. Conditional Uses. The following uses shall be permitted in District "B-1" only after the issuance of a conditional use permit pursuant to the provisions of Section 31-65:

1. Light manufacturing.

In addition to other information required to be submitted as a part of the application for issuance of a conditional use permit as provided in Section 31-65, an applicant for a conditional use in District "B-1" shall submit plans or information concerning the operation of the proposed use, including:

- a. Number of employees.
- b. Sufficiency of and site location of parking, fencing, storage and handling of materials and products,
- c. Method and frequency of shipping operations,
- d. Generation and emission of noise, vibrations, odors, dust, smoke, gases, or other effects of operations which may be noxious, unwholesome, unhealthy or offensive, and
- e. Exterior appearance of all structures, fences and the site.

Limitations relating to the above listed items may be made a part of any stipulated conditions, if a conditional use permit is granted

2. Self-Service Storage Facilities.

In addition to other information required to be submitted as a part of the application for issuance of a conditional use permit as provided in Section 31-65, an applicant for a conditional use in District "B-1" shall submit plans or information concerning the operation of the proposed use, including:

- a. Sufficiency of and site location of parking, fencing, storage and handling of materials and products as it relates to traffic generated,*
- b. Exterior appearance of all structures, fences and the site, in particular no exterior overhead doors may be allowed except by express permission of the Planning and Zoning Commission or by appeal as allowed in the Centralia City Code 31-65 C. 5.*
- c. Lighting*

Limitations relating to the above listed items may be made a part of any stipulated conditions, if a conditional use permit is granted

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen this 22nd day of January, 2018.

Alderman Wilkins - yes
 Alderman Hudson – yes
 Alderman Lee – yes

Alderman Vollrath - yes
 Alderman Rodgers - yes
 Alderman Magley - yes

 Presiding Officer

ATTEST:

 City Clerk, Heather Russell

This ordinance approved by the Mayor this 22nd day of January, 2018.

 Mayor, Tim Grenke

ATTEST:

 City Clerk, Heather Russell