

A BILL TO CREATE AN ORDINANCE ENTITLED:

"AN ORDINANCE TO AMEND SUBSECTION B OF SECTION 31-27 AND SECTION 31-29 OF THE CENTRALIA CITY CODE AND TO ADD SECTION 31-27.B.3 AND SECTION 31-29.OO TO ALLOW FOR SELF-SERVICE STORAGE FACILITIES AS A CONDITIONAL USE IN "B-2" HIGHWAY BUSINESS DISTRICT AND A PERMITTED USE IN THE "M-1" INDUSTRIAL DISTRICT."

WHEREAS, the City of Centralia Planning and Zoning Commission, after consideration on April 20, 2017, voted of 7 to 0 to recommend to the Board of Aldermen, in accordance with Section 31-7 of the Centralia City Code, that Subsection B of Section 31-27 and Section 31-29 of the Centralia City Code be amended to add Self-Service Storage Facilities as a conditional use in "B-1" Central Business District and as a permitted use in "M-1" Industrial District; and

WHEREAS, no citizens made comments at the public hearing, with no citizens supporting the proposed amendment and no citizens 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 to Subsection B of Section 31-27 and Section 31-29 of the Centralia City Code was given by the Board of Aldermen, stating that a hearing would be held on May 15, 2017 at 7:00 p.m. in the Council Chambers of the Centralia City Hall, said notice having been published in the March 29, 2017 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 May 15, 2017 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 to Subsection B of Section 31-27 and Section 31-29 of the Centralia City Code 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 B of Section 31-27 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-2" only after the issuance of a conditional use permit pursuant to the provisions of Section 31-65:

- 1. Light manufacturing.
- 2. Warehousing.

3. 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 permit in District "B-2" 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.

SECTION 2. Section 31-29 of the Centralia City Code of the Centralia City Code is hereby changed, altered and amended to read as follows

Section 31-29 Use Regulations.

In District "M-1", no building, structure, land or premises shall be used, and no building or structure shall be hereafter erected, constructed, reconstructed or altered, except for one or more of the following uses:

A. Any use which is a permitted use in District "B-2", except hotels...

NN. Warehousing.

OO. Self-Service Storage Facilities

PP. Any other manufacturing establishment; provided, such establishment can be operated without creating objectionable vibration, noise, odor, dust, smoke, fumes, vapor or gas, and the use is compatible with the use and occupancy of adjoining properties.

QQ. Accessory uses customarily incident to any of the above uses.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED this 15th day of May, 2017.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2017.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell