

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
July 8, 2013

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:03pm.

Commissioners Present:

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| Chairman Michael O'Donnell | George Pratt |
| Mark Garges | Stan Hendrix |
| Tom Hamlet | Edward Schmidt |

Commissioners Absent:

Delvin Jackson

Others Present:

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| Clyde Han | Chris Johnson – Cameron Newspaper |
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Item 2: Approval of Minutes

June 10, 2013 Minutes

Chairman O'Donnell requested that the phrase *Lower Level City Hall* be removed from the minutes. Chairman O'Donnell also requested that the statement on page 4 of the June 10, 2013 minutes be changed to read, "Chairman O'Donnell stated that the Storm Water review has been ongoing for many months and has been updated to benefit the City and developers. The updated code is now more consistent with other communities and the State."

Chairman O'Donnell entertained a motion to approve the minutes of the June 10, 2013 meeting. Motion made by Mr. Hendrix to approve the minutes of the June 10, 2013 meeting; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

Item 3: Public Participation

Citizen Input

Mr. Han provided the Board with a letter from a citizen about ideas for economic development and tourism in Cameron.

Item 4: Unfinished Business

A: All Weather Surface Parking

Chairman O'Donnell updated the Board on the recommendation of approval on the Property Maintenance Code in regards to all weather parking. The revised code will most likely pass at the next City Council meeting; however, there is some uncertainty by a council member if there should even be all weather surface parking. This will probably be a topic of discussion with Council in the future.

B: Comprehensive Plan

Mr. Han provided the Board with aerial zoning maps from Google that reach one mile outside city limits. For the August meeting, Mr. Han will connect all of the maps together so the Board can see everything as a whole instead of in sections.

Mr. Han stated that after a little research, it was concluded that the prisons are zones R-2 (single family/duplex) and the reservoir does not have a specified zoning district.

Chairman O'Donnell asked the Board to look over the maps and specified zoning districts and determine if a new district should be adopted or current zoning areas re-zoned.

Chairman O'Donnell stated that he spoke to the Park Board at their June meeting and they are on board with the proposed revision to the Comprehensive plan and will place the topic on the agenda.

Once all the pieces are placed together for the revision, the Board will compile everything in an outline style form with supplemental information to present to Council.

Item 5: New Business

A: Site Plan Review: 601 Baldwin Road

An application has been made for a 2,010 foot addition to the former Ma & Pa's restaurant. 1,440 sq. ft. of the additions will be located in the form of a new entrance, bathrooms and an enlarged dining area on the north side. The remaining 570 sq. ft. is a proposed 10' x 57' expansion on the east side of the building.

The building requires 69 parking spaces. The proposed parking layout has 74 spaces. Travel lanes are required to be 12 ft. wide for one way travel and the plans show a 25 ft. wide travel lane.

There will be no increase in impervious surface from parking or building in regards to storm water.

Mr. Pratt made a recommendation to approve the site plan review for the expansion at 601 Baldwin Road; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

Item 6: Future

A: Rick Spencer

Mr. Han stated that Rick Spencer has provided a preliminary plat and storm water plan for the proposed subdivision located at 4th and West Street.

Mr. Han asked the Board if Mr. Spencer could provide the preliminary plat and final plat at the same time or if the Board would like to see them separately.

Chairman O'Donnell stated that it would be best if the Board looks at the two plats at different times so there is enough time to completely review and catch any errors before construction begins. This way any problems could be fixed.

Mr. Han stated that he will put everything together for the presentation at the August meeting.

Item 7: Miscellaneous/Updates

A: Cameron School District – Modular Classroom

Mr. Han stated that the School District is just replacing a modular classroom and cannot justify requiring the School to get another conditional use permit or variance for the replacement. City Manager Mark Gaugh agreed with the determination so no variance or CUP will be sought.

B: Multiple Dogs – 720 W. 5th Street

The conditional use permit for multiple dogs located at 720 W. 5th Street has passed two of the three readings at City Council.

C: Board of Adjustments

The Board was provided a copy of the Board of Adjustment minutes from the variance for Co-Op to construct two new grain bins.

D: Ethics Workshop

On Wednesday, July 12, 2013, an ethics workshop will be held at City Hall and everyone is encouraged to attend.

E: Commercial Site Plan Reviews

Mr. Han stated that building permits are good for six months after the permit is issued. Mr. Han has been applying the same timeframe for site plan reviews and if the project has not been started in six months, he is proposing that the site plan be re-reviewed by the Board before construction can begin.

Mr. Hendrix made a motion to give a builder six months to begin construction after the site plan is approved. If construction does not begin within six months, the site plan must come back to Planning & Zoning for another review; Seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

F: Storm Water

Mr. Han will check with Drew Bontrager when the revised Storm Water Code will go to City Council.

G: Other

Mr. Hamlet asked Mr. Han to pass along a concern about tree limbs and trash strewn along Griffin Road.

Mr. Han will notify the Public Works department.

Item 8: Adjourn

Mr. Hendrix made a motion to adjourn; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

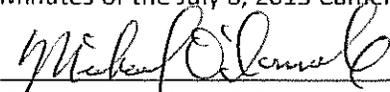
Meeting adjourned at 6:34 pm.

Next scheduled meeting of the Cameron Planning and Zoning is August 8, 2013.

Minutes submitted by:

*Chris O'Donnell
Secretary Recorder
Cameron, MO 64429*

Minutes of the July 8, 2013 Cameron Planning and Zoning Commission approved on Sept 9, 2013



Chairman Michael O'Donnell