

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
August 12, 2013

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:01pm.

Commissioners Present:

Chairman Michael O'Donnell	Stan Hendrix
Mark Garges	Edward Schmidt
Tom Hamlet	Delvin Jackson – arrived 6:07pm
George Pratt	

Commissioners Absent:

None

Others Present:

Clyde Han	Dennis Clark
Mark Gaugh	Rick Spencer
Bill Rose-Heim	Rick Bashor
Ronnie Jack	Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

June 10, 2013 Minutes

Chairman O'Donnell entertained a motion to approve the corrected 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. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

July 8, 2013 Minutes

Chairman O'Donnell requested that an incorrectly placed statement be removed from Item 2.

Chairman O'Donnell entertained a motion to approve the corrected minutes of the July 8, 2013 meeting. Motion made by Mr. Schmidt to approve the minutes of the July 8, 2013 meeting; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

Item 3: Public Participation

Citizen Input

Mr. Han reported that no letters or emails were received during the month of June.

3rd Street Residents – Clayton Laybourne

Clayton Laybourne, resident at 1217 W. 3rd Street – Cameron, was present to express his concern as a homeowner about the proposed subdivision located at 4th Street and West Street.

Mr. Laybourne expressed concerns about water pressure, sewer usage, street, curb, gutter, sidewalks and property values.

Mr. Laybourne stated that the streets are currently very narrow and worries about the increase in traffic and people parking their vehicles in the road. He would also like to see sidewalks so residents have a place to walk so they can stay out of the street.

There was also a concern that there may be flooding due to the large driveways and not having sufficient curb and guttering to allow for the additional run-off.

Property values were also a concern as Mr. Laybourne worries that duplex units will reduce the value.

Mr. Laybourne asked the Board to consider allowing only single family homes, curb/guttering and sidewalks mandatory for the proposed subdivision.

Cleo Ann Laybourne was also present and expressed concerns about low water pressure and how it could possibly be lower with multiple new homes.

Chairman O'Donnell addressed the concerns and stated that the area is currently zoned R-2, Two Family Residential District, and the proposed subdivision fits in that category.

Chairman O'Donnell stated that in R-2 zoning, as long as the builder/developer complies with all the rules and ordinances, they can build in the area. A plat with a designated name for the subdivision would have to be submitted and approved.

To change the zoning from R-2 to R-1, single family, a request would have to be made to ask for R-1 zoning. The change would be difficult as there would need to be public hearings and meetings, along with Council vote.

Chairman O'Donnell stated that Planning & Zoning is a recommending Board to City Council and they will have the final vote to accept or turn down the recommendation.

Chairman O'Donnell also stated that before the preliminary plat was brought to the Board, Mr. Spencer requested that curb, gutter and sidewalks be waived as a requirement.

After a lengthy discussion, the Board determined that the way the property laid, curb, gutter and sidewalks would not be consistent and instead be non-connected pieces in the subdivision. Therefore, the Board voted to waive the requirement.

In response to the storm water issue, Chairman O'Donnell stated that the area was required to meet City storm water code. A storm water plan was submitted and reviewed by an independent party and has also undergone review by the City's third party engineer.

Chairman O'Donnell stated that the water supply issue would need to be discussed with the water department.

Chairman O'Donnell stated that the Board follows the zoning code book and uses the guidance to make a recommendation to City Council.

Chairman O'Donnell and the Board thanked everyone for their comments.

Item 4: Unfinished Business

A: Comprehensive Plan

Michael Rinehart, Area Engineer from MODot, was present to discuss the proposed highway improvements for the City of Cameron. Mr. Rinehart spent a little over an hour describing Missouri roads and the plans for improvement in and around Cameron as monies become available.

Mr. Rinehart stated that Missouri has more roads than Kansas, Nebraska and Iowa and also has less revenue for repairs per year; \$1.4 billion vs. \$700 million respectively.

Miles traveled by vehicles has increased steadily every year; however, the increase is not as steep, possibly because of the economy.

Missouri funding for road improvements has peaked and is slowly declining. It was expressed that there are funding problems in the State of Missouri.

Mr. Rinehart stated that MODot has great communication and coordination with the City of Cameron. IDecker has been wonderful to work with and will get the Cameron project completed as soon as possible.

Mr. Rinehart stated that 47% of freight is moved by truck in the State of Missouri. There are events that can happen across the country that could increase traffic in other areas: i.e. flooding and construction. There has been a 29% increase in truck traffic from 2005-2012 and most of the volume increase comes from the east.

Mr. Rinehart discussed the issue of 36 Highway. Currently, 36 Hwy is a continuous highway until Cameron where the speed limit slows to 55 mph and comes into contact with a stoplight. This impacts traffic flow and slows down delivery speeds for truck drivers.

Ideas were discussed including placing a bridge over 36 Hwy or mechanically stabilized earth walls. The earth walls would only go over what needs to be bypassed and would allow existing businesses to stay where they are. This would promote future development and initiate better traffic flow.

Mr. Rinehart also proposed an idea to connect Route A to the Reservoir Road and put in an interchange at Grand and 36 Hwy.

Chairman O'Donnell stated that the concept was already in the comprehensive plan and needed further tweaking for it to become a reality in the future.

Chairman O'Donnell stated that the footprints need to be laid to plan for the future so other developments do not get built in a place where a future roadway could go.

Mr. Rinehart stated that funding is on a slight decline. During the last round of funding disbursements, Cameron was successful in receiving some transportation alternative funds. A pedestrian access will be put on 69 Hwy extending north to Wal-Mart and will be ADA compliant.

The interchange at Bob Griffin Road and 36 Hwy was also discussed in terms of safety. The area currently has a high incident rate where 31 of the 62 accidents were rear endings.

Mr. Rinehart stated that flashing indicator lights and flags/reflectors were a possibility as a temporary fix to help warn drivers of slower traffic speeds before a permanent solution is developed.

Mr. Rinehart also reported that MODot regularly inspects bridges across the State of Missouri. The bridge on 69 Hwy is still in good repair and will not see improvements in the near future.

The *twin* bridges over I-35 both need re-decked and signals added at both ends. The project would be an approximate \$2.4 million project.

The bridge over BB Hwy is in fair condition. Mr. Hendrix expressed concerns about future development at the hospital and how the increased traffic could make the bridge too small.

It was also reported that the *Grand* Bridge over I-35 was also in fair condition.

Mr. Rinehart stated that if MODot is aware of the long term vision of the City of Cameron, cost-effective decision can be made for improvements.

Mayor Dennis Clark stated that the City is anxious to work with MODot for future development and improvement.

Chairman O'Donnell asked if Mr. Rinehart would be willing to come back after the Board and City has time to process all of the new information and participate in a work session to determine the best course of action for the City of Cameron.

Mr. Rinehart stated that he would be happy to come back and help in any way needed.

Mr. Rinehart will provide the topic points of the presentation to the Board for reference.

B: Rick Spencer – Preliminary Plat: *Casas De Emily*

Rick Spencer submitted his preliminary plat for review for his proposed subdivision *Casas De Emily*.

Mr. Han reported that staff has reviewed the Storm Water plan received back from TranSystems.

TranSystems reported that the Storm Water plan did pass and runoff will actually decrease by a small degree.

There will need to be an eight foot utility easement.

Mr. Garges stated that in the future, he would like the engineer report on storm water before the meeting.

Mr. Han stated that there is an agreement between the developer and owner that the purchase is contingent upon approval of the plat.

Chairman O'Donnell asked if the buyer would have to purchase the land before the final plat is presented.

Mr. Han stated that certification of the final plat must be achieved before it is presented to Council and the land must be purchased by the developer.

Mr. Pratt asked if the letter from TranSystems had been discussed with the developer in relation to the order of development. I.e: The developer cannot disturb more than ½ acre at a time.

Mr. Spencer stated that he had not seen the letter but does not plan to build multiple structures at a time.

The Board discussed in depth the storm water results and the preliminary plat.

The sewer department has verified the forced sewer main and determined it is included in the utility easement.

Chairman O'Donnell requested that property owner's names on existing properties be corrected on the plat. Mr. Han stated that he will get them corrected.

Chairman O'Donnell also requested that the determination of R-2 zoning and the name of the subdivision be added to the plat.

Chairman O'Donnell asked if each home/duplex would have a tube towards the ditch from the driveway.

Mr. Han stated that they would.

Mr. Spencer stated that the homes would be built on high enough elevations to connect to city streets if they are improved at a later date.

Chairman O'Donnell stated that the preliminary plat meets all Planning and Zoning rules and regulations and the city staff checklist was provided.

Chairman O'Donnell reminded Mr. Han and Mr. Spencer that the utility easement would need to be granted and also added to the checklist.

Mr. Han stated that he will make the requested changes and double check the names of the other owners in the area.

After review of the preliminary plat, Chairman O'Donnell observed that sidewalks, curb and gutters would not benefit the area. They would be chopped up and not connect to each other.

Mr. Schmidt made a motion to approve the preliminary plat of Casas De Emily based on review of the engineer's storm water review, city review and the preliminary plat; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 1, abstentions – 0, absent – 0.

Item 5: New Business

None

Item 6: Future

A: Public Water Supply District

Mr. Han reported that the Public Water Supply District is looking into building a warehouse. Currently they are working through the storm water issues.

Mr. Han stated that he has reviewed the preliminary plat and has asked for some revisions.

The Public Water Supply District has asked for a special meeting so the project is not delayed.

The consensus of the Board was to look at the plat at the next regularly scheduled meeting.

Item 7: Miscellaneous/Updates

A: Trash Along Griffin Road

During the July meeting, Mr. Hamlet brought forth a concern about trash and tree limbs strewn along Griffin Road.

Mr. Han passed the concern to Mr. Bontrager, Public Works Director, and was notified that Clinco will pick up the trash.

B: Comprehensive Plan

Mr. Han asked the Board if all requested information from the July meeting in regards to the zoning information requested for work on the Comprehensive Plan was provided.

Mr. Han has put together a large map of Cameron with a one mile radius outside city limits.

Chairman O'Donnell stated that the requested information was provided and asked the Board to review all the information and determine what, if any, zoning districts need to be added.

Chairman O'Donnell also asked the Board to think about designating a zoning district for disaster situations; i.e. temporary housing, so codes do not have to be met for a short period of time after the disaster occurs. This will allow the City to get back on their feet without worrying about meeting codes.

Item 8: Adjourn

Mr. Hamlet made a motion to adjourn; seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes – 7, nays – 0, abstentions – 0, absent – 0.

Meeting adjourned at 8:53 pm.

Next scheduled meeting of the Cameron Planning and Zoning is September 9, 2013.

Minutes submitted by:

Chris O'Donnell
Secretary Recorder
Cameron, MO 64429

Minutes of the August 12, 2013 Cameron Planning and Zoning Commission approved on Sept 9, 2013



Chairman Michael O'Donnell