AGENDA ITEM

New Business (Item 6a)

To: Cameron Planning and Zoning
Fr: Clyde Han
Dt: Monday, September 16, 2013
Re: Commercial Site plan review

Cameron Public Water Supply District # 3 has submitted a site plan to construct accessory building / warehouse at 1209 Ashland Dr.
The building would be 3,402 square foot 42' X 81', located 10 feet off the east property line (rear yard) and 5 feet off the south property line (side yard) see attached aerial photo. Also note that 75% of the proposed building will be constructed on what is currently an impervious surface.

The M-1 zoning and use is proper for the property.
Size (not restricted in M-1) and location for the building is correct.

Stormwater detention basin structure would be located north of the building and discharge into a drainage swale between Carstar and the Public Water supply District.

Storm water review has been completed by TranSystems, our 3rd party engineer.
One "Variance" and two "Waivers" are requested by Clinton County Public Water Supply District as stated in the review letter from TranSystems (attached).
TranSystems recommends granting the "Waivers" and "Variance" due to the small size of the project and that the storm water plan meets the criteria and intent of the Cameron Missouri Storm Water Management (ordinance).

Public Works Director Bontrager also agrees with TranSystems in recommending the acceptance and approval of the storm water review with the waivers and variance requested.

The Public Water Supply District is asking P&Z accept and approve the storm water review and site plan.

Included in packet;

1. Aerial of property with building and detention areas marked
2. Engineers site plan for building and detention area (2 pages)
3. TranSystems "Storm Water Review" letter.