

NOTICE OF OPEN REGULAR MEETING

Cameron Planning and Zoning Commission

Monday, July 14, 2014
6:00 p.m. Cameron City Hall

AGENDA

1. Call to Order. Michael O'Donnell, presiding
2. Approval of Minutes; May 12, 2014
3. Public Participation
 - a. Citizens Input / Ideas – No letters or emails at this time, forwarded by the City Manager.
4. Unfinished Business
 - a. Comprehensive Plan workshop - Update
5. New Business
 - a. Public Hearing; Conditional Use Permit – Multiple dogs
 - b. Commercial Site plan review 1008 W. 3rd
6. Future
7. Miscellaneous / Updates
 - a. Request to exclude Church's from sign ordinance.
 - b. Tree Ordinance
 - c. Council actions;
 - i. Tether Ordinance – passed final reading June 16, 2014
 - ii. Commissioner's Terms; Schmidt and Hendrix – re-appointed
8. Next scheduled meeting, Monday August 11, 2014
9. Adjourn

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
May 12, 2014

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:05pm.

Commissioners Present:

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

Commissioners Absent:

Mark Garges
Delvin Jackson

Others Present:

Clyde Han
Drew Bontrager – Public Works Director

Skip Kincaid – Davey Resource Group
Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

April 14, 2014 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the April 14, 2014 meeting. Motion made by Mr. Hamlet to approve the minutes of the April 14, 2014 meeting; seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

Citizen Input

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

Item 4: Unfinished Business

A: Tree Ordinance – Public Hearing

Chairman O'Donnell entertained a motion to enter Public Hearing. Motion made by Mr. Pratt to enter Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Public Hearing

Skip Kincaid with Davey Resource Group was present to discuss the proposed tree ordinance. The City of Cameron received a grant from the Missouri Department of Conservation. Through the grant, the City was able to hire Mr. Kincaid who has been instrumental in revising the tree ordinance. The City was also able to catalog all of the public trees in the City.

The Tree Ordinance was revised to update it to standards and also added new language. By updating and approving the ordinance, Cameron will be able to qualify for a Tree City USA. This is a recognition program and will show that Cameron manages our trees in an appropriate way.

Adopting the Tree Ordinance will also allow Cameron to apply and hopefully be successful in receiving future grants.

Mr. Kincaid stated that with the revised ordinance, private property owners would need to receive a permit from the City to remove trees that could possibly damage electrical lines.

The ordinance would also require the replanting of public trees that have been removed due to development or death.

Mr. Hamlet asked how issues are handled between land owners when tree branches stretch over boundary lines.

Mr. Han stated that this would be a civil matter between the property owners and would need to be settled between them.

Mr. Kincaid stated that the City can intervene if necessary to "keep the peace." The language in the ordinance allows for the City's rights to manage public trees by pruning.

The City will have the right to prune both public and private trees that hinder traffic, sidewalks and electrical lines.

There will also be a "Tree Specifications Manual" which will include specifications for tree trimming and maintenance. This will be a companion document to the Tree Ordinance.

Mr. Pratt asked who the ordinance would be driven by.

Mr. Kincaid stated that the Tree Board will be responsible for keeping the ordinance up to date; however, the City and Public Works Department would be responsible for making sure the ordinance is being followed.

Chairman O'Donnell stated that this gives the City and property owners the ability to manage their trees.

Mr. Bontrager stated that the electric and water department have reviewed the proposed ordinance and are ok with it.

Mr. Kincaid stated that there would also need to be a Tree Board which will be a subcommittee of the Planning & Zoning Commission. Other citizens can be added to the Tree Board if necessary.

The Tree Board would assist with grant applications, help with Arbor Day activities and review the ordinance and recommend updates if necessary.

Chairman O'Donnell expressed concern by having the Tree Board a subcommittee of Planning & Zoning and would like to explore options of recruiting other members to make up the Board.

Mr. Bontrager stated that the Tree Board only needs to meet four times a year at a minimum. The Board would only be used if there was a concern or a change to the specifications in the Ordinance or manual.

Mr. Kincaid stated that the meeting does not need to be long. The City only needs to be able to show that the Tree Board met. Placing the Tree Board on the agenda four times a year would satisfy the requirement.

Chairman O'Donnell stated that when the Planning & Zoning Board reviews subdivision plats, there needs to be attention paid to the caring of trees and replacing them if they are removed.

Chairman O'Donnell stated that as soon as the Public Hearing is closed, the content in the Ordinance must stay the same. If a paragraph is added or changed, the public hearing would need to be reopened.

Chairman O'Donnell entertained a motion to leave Public Hearing. Motion made by Mr. Hamlet to leave Public Hearing; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes— 5, nays— 0, abstentions— 0, absent — 2.

Leave Public Hearing

Mr. Hamlet made a motion to allow City staff to proceed with the Tree Ordinance; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes— 5, nays— 0, abstentions— 0, absent — 2.

The final draft of the Tree Ordinance will be presented to the Board in June.

B: Tether Ordinance – Public Hearing

Chairman O'Donnell entertained a motion to enter Public Hearing. Motion made by Mr. Hendrix to enter Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes— 5, nays— 0, abstentions— 0, absent — 2.

Public Hearing

Mr. Han represented the Tether Ordinance to the Board. A committee was formed to review a request for a tether ordinance for public safety. Public education was a main point when developing the ordinance. Citizens will have six months to comply with the ordinance after it goes into effect.

Mr. Han stated that the only change was some renumbering.

The Board suggested the fixing of a few other numbering issues and small changes were made to clean and clear up the ordinance.

Chairman O'Donnell entertained a motion to leave Public Hearing. Motion made by Mr. Hendrix to leave Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes— 5, nays— 0, abstentions— 0, absent — 2.

Leave Public Hearing

Mr. Hamlet made a motion to recommend to City Council the approval of the Tether Ordinance with the discussed revisions; seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes— 5, nays — 0, abstentions— 0, absent — 2.

C: Comprehensive Plan Workshop

Chairman O'Donnell stated that he has asked the Economic Development Committee and the Park Board for a list of long range plans to include in the Comprehensive Plan update. Nothing has been received as of the meeting.

During previous meetings and numerous discussions, the zoning district revisions have been mapped out and will be included in the revision.

The proposed road plans at Bob F. Griffin Road and Hwy 36, I-35 and the west entrance of Hwy 36 have also been discussed with business and land owners. Chairman O'Donnell and the Board feel that there was great feedback from business and land owners and with help with Michael Rinehart from MODot, a plan has been developed which will also be included in the revision.

The proposed highway improvements at Bob F. Griffin Road & Hwy 36 include the Diverging Diamond, ramp extensions and widening of the on and off ramps and a Fly-over to be completed in the future.

Chairman O'Donnell stated that the Chung's attended the MOKAN meeting which was held in April. The improvements at Bob F. Griffin and Hwy 36 were discussed and written down on MOKAN's list.

The Bridge project at Hwy 36 and A Highway was also written down.

Chairman O'Donnell stated that road revisions to the west entrance of Hwy 36, reconfiguring and extending, is already in the Comprehensive Plan; however, it needs to be included in the Public Hearing.

Chairman O'Donnell also stated that the Chung's have shown interest in creating a transportation district.

Chairman O'Donnell encouraged them to get together with the other business owners to see if a transportation district is something they would like to pursue. The Qty Manager and Terry Rumrary, EDOC director, are willing to provide more information and help with the paperwork if needed.

Mr. Han stated that MODot has also offered their assistance in creating a transportation district if asked.

Chairman O'Donnell stated that the Comprehensive Plan is ready to be presented to the community and move to Qty Council for approval.

MODot's maps need to be incorporated into the plan along with plans to permit temporary uses in areas for temporary homes in case of a natural disaster.

A Public Hearing will be held in August.

Mr. Han will leave the Comprehensive Plan on the agenda for June.

Item 5: New Business

A: Commissioner's Terms

Mr. Schmidt and Mr. Hendrix's terms are up in June. Mr. Han asked if they were willing to continue to serve on the Board.

Both commissioners expressed their interest to continue to serve.

Mr. Pratt moved to submit Mr. Schmidt and Mr. Pratt's names to Council for approval to serve on the Planning & Zoning Commission for another four years; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes—5, nays—0, abstentions—0, absent—2.

Item 6: Future

A: Field Crops & Subdivision Notification

Mr. Han reported that the field crops revision and subdivision notification change passed readings by Council.

B: Multiple Dogs

Mr. Han stated that there will be a request for a conditional use permit on multiple dogs in June.

Item 7: Miscellaneous/ Updates

None

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hamlet to adjourn; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes— 5, nays— 0, abstentions— 0, absent — 2.

Meeting adjourned at 7:30 pm.

Next scheduled meeting of the Cameron Planning and Zoning is June 9, 2014.

Minutes submitted by:

Chris O'Donnell

Secretary Recorder

Cameron, MO 64429

Minutes of the May 12, 2014 Cameron Planning and Zoning Commission approved on _____, 2014

Chairman Michael O'Donnell

AGENDA ITEM

Unfinished Business (4a)

To: Cameron Planning and Zoning
Fr: Clyde Han
Dt: Wednesday, July 9, 2014
Re: Comprehensive Plan Workshop

Chairman O'Donnell will address any new information.

Proposed / Future zoning maps, zoning districts, additions to existing districts, MODOt's proposed improvements are all being organized in order to prepare for a Public Hearing before being recommended to Council for adoption into the City of Cameron's Comprehensive Plan Document.

AGENDA ITEM (5a)
PUBLIC HEARING
NEW BUSINESS

To: Cameron Planning and Zoning
Fr: Clyde Han, Zoning Officer
Dt: Tuesday, July 8, 2014
Re: Conditional Use Permit – Multiple Dogs

Petition for Conditional Use Permit for "Multiple Dogs" has been made by Patricia Ireland, 208 W. 7th, Cameron MO, 64429.

Legal Description of Property:
Original Town of Cameron, Block 8, lot 3.

Present Zoning Classification of Property: R-2.

Notifications

Public notification was made regarding the Petition for Conditional Use.

1. A sign was placed on the property, Thursday, May 22, 2014.
2. "Public Notice" was published in the Cameron Observer paper on Thursday, May 22, 2014 exceeding the required 14 day notification.
3. Letters to property owners within 185 feet were sent Monday, May 19, 2014 also exceeding the required notification.

Ms. Ireland's application is to keep four (4) dogs.

Ms. Ireland states; "The breed is Boston terrier. The average weight of a Boston terrier is 10-20 pounds and mine fall in this range of weight. When I have a litter of pups I will start to advertise on-line/social media sights when they are around 4 weeks of age. Potential owners can put a deposit to hold choice from 4 weeks on. The hours that they come to look at standard of parents and home the pups are being raised are normal times; Not before 9 am and latest being 8 pm. I will at times meet with owners for drop off only. The puppies have to be at least 8 weeks of age before going to new homes, mother dog and new litter get vet visit within 3 days of whelping. Every 2 weeks the litter sees the vet for worming/vaccinations until they go to their forever homes. The age of dogs...male is 6 ½ (yrs); female will be 2 (yrs) in July and two pups under the age of 6 months. My back yard is fenced with a 4 ft. chain link. It has a gate next to house and one next to garage...both stay locked at all times. Dogs have never been aggressive, are microchips, all shots and worked regularly".

Keep 4 dogs – Multiple Dog Conditional Use

Explain any special circumstances that justify this permit, and why the granting of this permit will not materially injury other property or improvements in the neighborhood.

1. Inside dogs, only out for short periods of time to go to the bathroom.
2. Fenced in yard.
3. No special outdoor lighting or signs.
4. There will not be increased noise, dust, dirt, debris or odor.
5. Females are used for breeding to supplement income.
6. Male is used for stud.

Attached you will find:

1. Petition for Conditional Use Permit
2. Legal description of property 208 W. 7th.
3. Map of properties within 185 feet of addressed for Conditional Use.
4. Mailing list and letter sent to property owners and residents within 185 feet of 208 W. 7th.
5. Copy of Public Hearing Notice published.
6. Cover letter and proposed Council Ordinance for Conditional Use Permit.

Three letters were returned by the Post Office, marked "not deliverable as addressed";
506 S. West street ref; 217 W. 7th Street.
708 N. Pine Street.
723 N. Cherry Street.

One property owner, Sue Manion, called and disapproves of recommending the Conditional Use. Ms. Manion says breeding dogs is a "business", there is no hardship. The intent of the Permit was so people that moved to town with three or more dogs didn't have to get rid of a dog, not have more dogs to have a breeding business.

I have received no other calls, letters or emails regarding the permit application.

I will update the Commissioners with any other comments at the meeting.

PETITION FOR CONDITIONAL USE PERMIT
City of Cameron, Missouri

Instructions: (1) Conditional Use Permits are issued to individuals for specific uses at specific sites only. Any change in ownership or site requires re-application. (2) Include site plan showing improvements, facilities, parking, dimensions, fences, setbacks, etc. (3) The Applicant must appear at the public hearing before the Planning and Zoning Commission and present his/her case. The burden of providing substantiating evidence rests with the applicant.

Address of Property: 208 W. 7th Cameron, MO 64429

Legal Description: _____

Email: pkirela@gmail.com Zoning: R-2

Name of Petitioner: Patricia Ireland

Address: same Phone Number: 816-262-1910

Name of Owner: same

Address: _____ Phone Number: _____

Describe intended use of property: keep 4 dogs, breed females
for income supplement. Male to use as
stud

Describe special conditions sought (hours of operation, products, lighting, parking, services, limits, etc.): inside dogs only go out for potty
breaks, fenced back yard.

Statement of Ownership: The signatory hereon certifies that he/she is the owner of the property described above:

Signature of Owner: Patricia Ireland Date: 4/23/14

DO NOT MARK BELOW THIS LINE

Fee: \$75.00 Date Paid: 4/23/14 Date of Hearing: 6/9/14 Date Notice Published: 5/22/14

Recommendation of Planning & Zoning Commission: () Approved () Denied Date: _____

Action by City Council: () Approved () Denied Date: _____ Ordinance No. _____

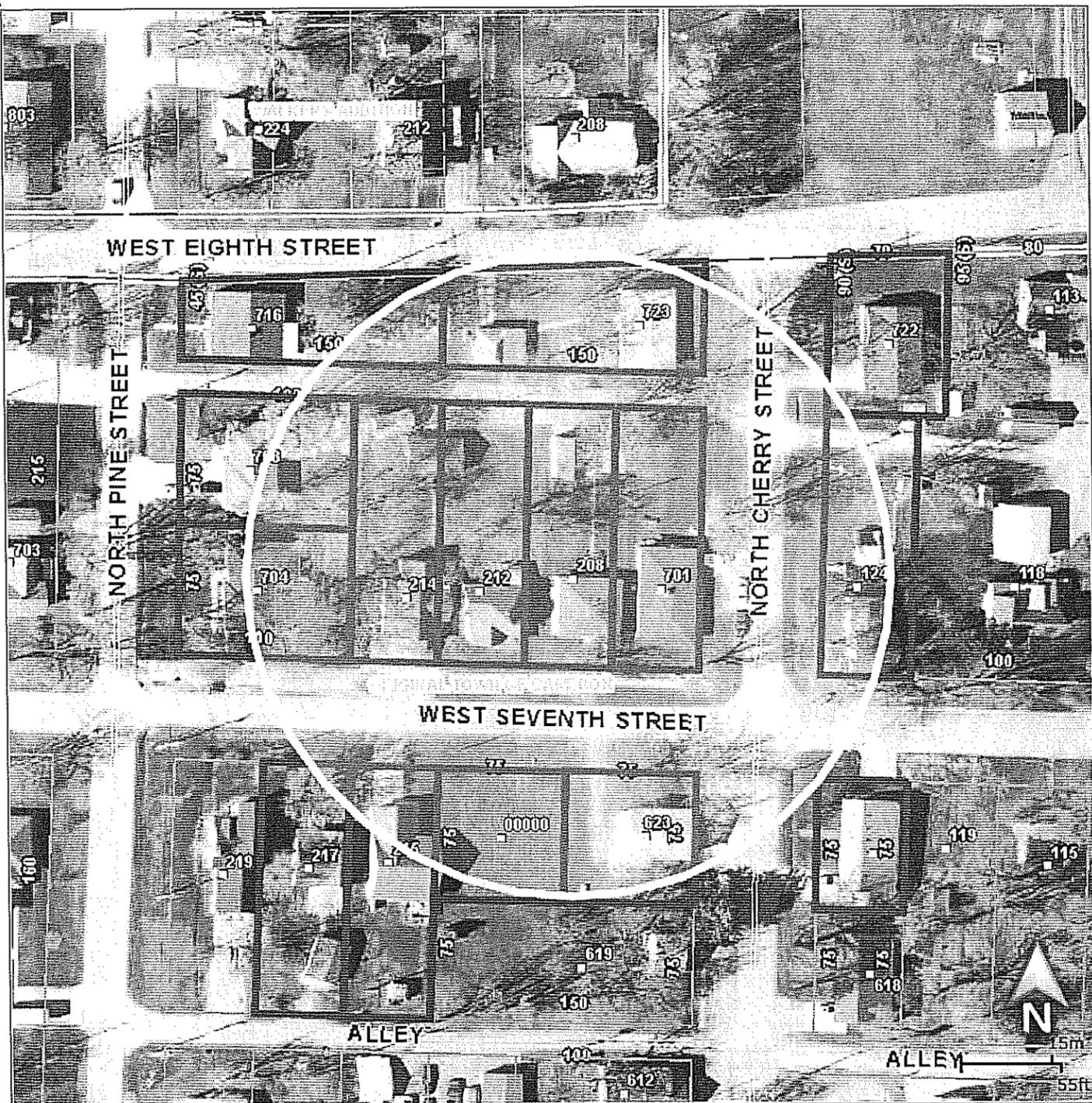
Parcel History

? X Cancel [Print Icon]

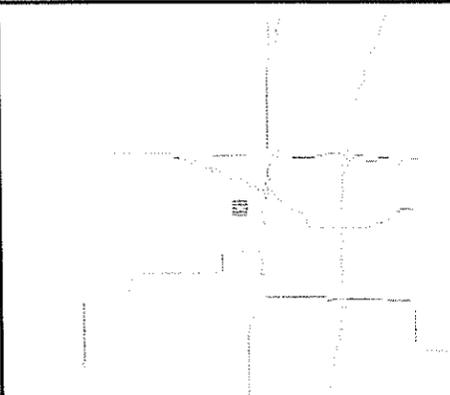
Parcel # 1 001 00530 Description ORIGINAL CAMERON BLK 8
 Street 208 W SEVENTH LOT 3

Bank Pay 50 CORELOGIC

Date	Owner Account #	Name	Note
10-02-08	1011640	IRELAND PATRICIA	



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Owner	Mailing address	House address
Douglas & Julia Kemper	704 N PINE	
ROBERT A & JESSICA R ROE	12722 NE OCONNELL RD	124 W SEVENTH ST
LAUREL GLENN	722 N CHERRY ST	
ARLENE (LE) AND BALDWIN	PO BOX 309 / 912 N. Pine	723 N CHERRY
J & D RENTALS LLC	605 N WALNUT	716 N PINE ST
JUDY STINSON	506 S WEST; letter returned by Post Office	217 W SEVENTH ST
LOIS I MCGINNIS TRUSTEE	215 W 7TH ST	
MANION PROPERTIES LLC	602 LANA DR STE C2	Vacant lot
NANCY M SKIDMORE	622 N CHERRY	
TRENT L OTTO	708 N PINE ST	Letter returned by Post Office
LESLIE & DOROTHY BROMLEY	214 W 7TH	
PHILLIP A & LISA K SHOWALTER	28885 332ND ST, Jamesport MO	212 7 th ST
GARLAND R & PATRICIA E SHEPARD	701 N CHERRY	
BELL TILE LLC	P O BOX 492	623 N CHERRY; Letter returned by Post Office

205 North
Main Street
Cameron
Missouri
64429



CITY OF CAMERON

Telephone
816-632-2177
Fax 816-632-1067

Monday, May 19, 2014

Dear property owner,

A "Petition for Conditional Use Permit" has been filed for "Multiple Dogs" that would allow for three (3) or more dogs at 208 W. 7th.

As required by City Ordinance, Planning and Zoning will conduct the "Public Hearing" regarding the issue also you are receiving this letter as part of the required notification of property owners within 185 feet of 208 W. 7th.

The Public Hearing will be held at 6:00 PM, Monday, June 9, 2014, in the Council chambers in City Hall, 205 N. Main, Cameron MO.

The petitioner, Patricia Ireland wants to keep 4 dogs for breeding and stud services.

The breed is Boston terrier. The average weight of a Boston terrier is 10-20 pounds.

Ms. Ireland states that "When I have a litter of pups I will start to advertise on-line/social media sights when they are around 4 weeks of age. Potential owners can put a deposit to hold choice from 4 weeks on. The hours that they come to look at standard of parents and home the pups are being raised are normal times. Not before 9 am and latest being 8 pm. I will at times meet with owners for drop off only. The puppies have to be at least 8 weeks of age before going to new homes.

Mother dog and new litter get veterinarian visit within 3 days of whelping. Every 2 weeks the litter sees veterinarian for worming/vaccinations until they go to their forever homes".

The ages of dogs are 1 male 6 ½ years old, one female 2 years old and two pups under the age of 6 months.

The dogs are inside dogs and would only be out during the day, the yard is fenced, and the dogs are friendly.

The back yard is fenced with a 4 ft. chain link. It has a gate next to house and one next to garage, both stay locked at all times. Dogs have never been aggressive and they are microchips.

You are invited to attend the Public Hearing at 6:00 PM, Monday, June 9, 2014 in the Council chambers in City Hall, 205 N. Main, Cameron MO. If you cannot attend or you have questions you may call, write or email me. I will also pass your comments on to Planning and Zoning.

Clyde Han
City Inspector / Zoning Officer
Office (816) 632-2177
Fax (816) 632-1067
Email: inspector@cameronmo.com

Notice of Public Hearing
For Condition Use Permit for Multiple Dogs

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Cameron, Missouri at 6:00 o'clock (6:00 p.m.) on Monday, June 9, 2014 at City Hall, 205 North Main Street, Cameron, Missouri in regards to a Petition for Conditional Use Permit which would allow the keeping of three or more dogs in an "R-2", Two-Family Residential, zoning district located at: 208 W. 7th.

Petitioner: Patricia Ireland
208 W. 7th
Cameron MO. 64429

Public attendance and comments are invited.

Barbara J. O'Connor, CMC
City Clerk

AGENDA ITEM

TO: Mayor and City Council
FROM: Clyde Han, City Inspector, Zoning Officer
DATE: Tuesday, July 15, 2014
RE: Conditional Use Permit 208 W. 7th

Petition for Conditional Use Permit for "Multiple Dogs" has been made by Patricia Ireland, 208 W. 7th, Cameron MO, 64429.

Ms. Ireland's application is to keep four (4) dogs to use for breeding and stud service to supplement her income.

Ms. Ireland states; "The breed is Boston terrier. The average weight of a Boston terrier is 10-20 pounds and hers fall in this range of weight. After a litter of pups is born she will start to advertise on-line/social media sights when dogs are around 4 weeks of age. Potential owners can put a deposit to hold choice from 4 weeks on. The hours that they come to look at standard of parents and home the pups are being raised are normal times; Not before 9 am and latest being 8 pm. Ms. Ireland will at times meet with owners for drop off only. The puppies have to be at least 8 weeks of age before going to new homes, mother dog and new litter get vet visit within 3 days of whelping. Every 2 weeks the litter sees the vet for worming/vaccinations until they go to their forever homes. The age of dogs...male is 6 ½ (yrs); female will be 2 (yrs) in July and two pups under the age of 6 months. Ms. Ireland's back yard is fenced with a 4 ft. chain link. It has a gate next to house and one next to garage...both stay locked at all times. Dogs have never been aggressive, are microchips, all shots and worked regularly".

Notifications

1. A sign was placed on the property, Thursday, May 22, 2014.
2. "Public Notice" was published in the Cameron Observer paper on Thursday, May 22, 2014 exceeding the required 14 day notification.
3. Letters to property owners within 185 feet were sent Monday, May 19, 2014 also exceeding the required notification.

A Public Hearing concerning said matter was held at City Hall in Cameron Missouri at 6:00 p.m. on July 14, 2014 during the regularly scheduled Planning and Zoning meeting.

One property owner, Sue Manion, called and disapproves of recommending the Conditional Use. Ms. Manion says breeding dogs is a "business", there is no hardship. The intent of the Permit was so people that moved to town with three or more dogs didn't have to get rid of a dog, not have more dogs to have a breeding business.

Cameron Planning and Zoning Commission considered said request and finds the application **(complies) (does not comply)** with the Conditional Use provisions of the Cameron Zoning Ordinance. Planning and zoning recommends; **X yes / X no** for approval of the permit by the City Council.

AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI AUTHORIZING A MULTIPLE DOG CONDITIONAL USE PERMIT FOR PATRICIA IRELAND ALLOWING TWO ADDITIONAL DOG AT 208 WEST SEVENTH STREET

WHEREAS, on April 23, 2014 Patricia Ireland submitted a Petition for a multiple dog Conditional Use Permit allowing two additional dog at 208 West Seventh Street; and

WHEREAS, public notice regarding the above petition was published in the *Cameron Citizen-Observer*, a newspaper of general circulation, on May 22, 2014. A Public Hearing concerning said matter was held at City Hall in Cameron Missouri at 6:00 p.m. on July 14, 2014; and

WHEREAS, the Cameron Planning and Zoning Commission has met, considered said request and finds the request **(complies) (does not comply)** with the Conditional Use provisions of the Cameron Zoning Ordinance, recommends **(approval) (denial)???** of the permit by the City Council. (Or) **Planning and zoning recommends; X yes / X no for approval of the permit by the City Council.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to Article 31, Conditional Uses, of the Cameron Zoning Ordinance, petitioner Patricia Ireland is hereby granted a Conditional Use Permit for multiple dogs with the specific purpose of breeding dogs at 208 West Seventh Street.

Said property is described as follows:

ORIGINAL CAMERON BLOCK 8, LOT 3
Cameron, Clinton County, Missouri.

Section 2. The Petitioner shall at all times observe the following conditions:

- a) Keep no more than four (4) Boston terrier dogs.
- b) Keep dogs inside, only out for short periods of time to go to the bathroom.
- c) Maintain a fenced in yard in good repair.
- d) No special outdoor lighting or signs.
- e) No increased noise, dust, dirt, debris or odor.
- f) Females are used for breeding to supplement income.
- g) Male is used for stud.

Section 3. The Mayor is authorized to sign this ordinance approving it on behalf of the City.

Section 4. The City Clerk is directed to attest to the Mayor's signature.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this ___ day of _____ 2014.

Passed and approved on second reading this _____ day of _____ 2014.

Passed and approved on third and final reading this _____ day of _____ 2014.

Mayor Dennis M. Clark

ATTEST:

City Clerk/Finance Clerk

AGENDA ITEM
NEW BUSINESS (5b)

To: Cameron Planning and Zoning
Fr: Clyde Han
Dt: Wednesday, July 9, 2014
Re: Commercial Site Plan Review

The Restoration Branch of the Church of Jesus Christ of Latter Day Saints located at 1008 W. 3rd has submitted plans for a 4,320 square foot building addition. The addition will be located west of the existing building and will include a foyer, class rooms, restrooms and new sanctuary.

The property is zoned R-2 - One and Two Family Residential which allow churches.

Building setbacks exceed the minimum required front = 140', side = 20', and rear = 40' setbacks.

Parking requirements for Church or Similar Place of Worship:

One (1) parking space for each four (4) seats in the main auditorium (each thirty (30) inches of pew or bench is considered one (1) seat).

The new sanctuary (using the above formula) will seat 132 people / 4 per vehicle = 33 additional parking spaces added to the 30 spaces for the original building. The church has 110 spaces available, 63 are required.

Storm water detention will be west and south of the addition as shown on the site plan. TranSystems, on behalf of the City, has conducted the 3rd party engineering analysis and review.

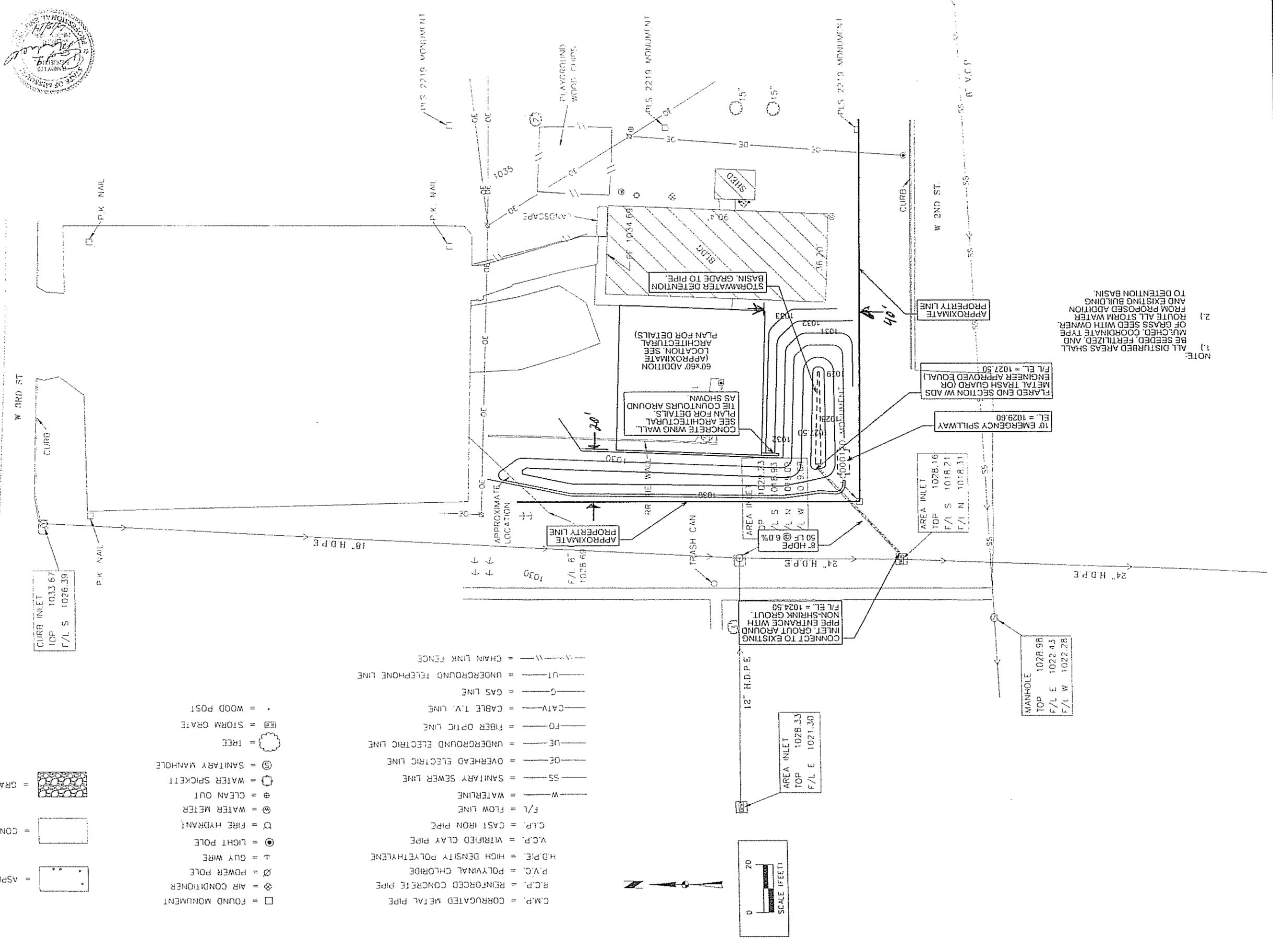
TranSystems has issued a letter recommending the churches Storm Water Management plan be accepted.

Staff also recommends acceptance of the Storm Water Management plan.

The project meets or exceeds the City's Zoning, Off Street Parking, Use, Storm Water Management and Building Setback requirements.

Attached you will find;

1. The "Site Plan" for the building and Storm Water Management.
2. TranSystem's letter recommending acceptance of the plan as it is in conformance to the Cameron Storm Water Management ordinance.



NOTE:
 1.) ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED. COORDINATE TYPE OF GRASS SEED WITH OWNER.
 2.) ROUTE ALL STORM WATER FROM PROPOSED ADDITION AND EXISTING BUILDING TO DETENTION BASIN.

- C.M.P. = CORRUGATED METAL PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- P.V.C. = POLYVINYL CHLORIDE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- V.C.P. = VITRIFIED CLAY PIPE
- C.I.P. = CAST IRON PIPE
- F/L = FLOW LINE
- W = WATERLINE
- SS = SANITARY SEWER LINE
- OE = OVERHEAD ELECTRIC LINE
- UE = UNDERGROUND ELECTRIC LINE
- FO = FIBER OPTIC LINE
- CATV = CABLE T.V. LINE
- G = GAS LINE
- UT = UNDERGROUND TELEPHONE LINE
- = CHAIN LINK FENCE
- = FOUND MONUMENT
- ⊕ = AIR CONDITIONER
- ⊗ = POWER POLE
- ⊙ = GUY WIRE
- = LIGHT POLE
- ⊖ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊗ = CLEAN OUT
- ⊕ = WATER SPICKETT
- ⊕ = SANITARY MANHOLE
- ⊕ = TREE
- ⊕ = STORM GRATE
- ⊕ = WOOD POST

- ▨ = ASPHALT
- ▭ = CONCRETE
- ▨ = GRAVEL

TOPOGRAPHIC SURVEY



CAMERON CHURCH DETENTION ANALYSIS
STORMWATER MANAGEMENT PLAN
SNYDER & ASSOCIATES
 ENGINEERS & PLANNERS, L.L.C.
 802 FRANCIS STREET
 ST. JOSEPH, MO 64501
 816-384-5222

REVISION	DATE	BY

CAMERON, MO
 212 N. BUCHANAN
 MARYVILLE, MO 64466
 860-582-9888



TranSystems

2400 Pershing Road
Suite 400
Kansas City, MO 64108
Tel 816 329 8600
Fax 816 329 8601

www.transystems.com

June 26, 2014

Mr. Drew Bontrager, P.E.
Public Works Director – City of Cameron
101 West Second Street
Cameron, MO 64429

RE: Review of “Cameron Church Detention Analysis”, (Snyder & Associates, May, 2014)

Dear Mr. Bontrager,

TranSystems has reviewed the revised Cameron Church Detention Analysis prepared by Snyder & Associates dated May, 2014, and their subsequent revisions submitted on June 19, 2014, for conformance to the current Cameron Storm Water Management Code.

We recommend acceptance of the plan as it is in conformance to the Cameron Storm Water Management Code.

Sincerely,

A handwritten signature in black ink, appearing to read "John Zimmermann", with a horizontal line extending to the right.

John Zimmermann, PE, LEED Green Associate, ENV SP

AGENDA ITEM

Miscellaneous / Updates (7)

To: Cameron Planning and Zoning

Fr: Clyde Han

Dt: Tuesday, July 8, 2014

- a. A request has been made to exclude Church's from the sign ordinance.
 - i. Churches and schools are allowed in R-2 – One and Two Family Residential Districts. These two Commercial uses are the only larger structures allowed in all zones.

- b. Tree Ordinance: No update at this time.
 - i. Director Bontrager is gathering information to determine if any updates to the approved version are required.

- c. Council actions;
 - i. Tether Ordinance – passed final reading June 16, 2014
 - ii. Commissioner's Terms; Schmidt and Hendrix – re-appointed