

MINUTES  
Regular Meeting  
Cameron Planning & Zoning Commission  
March 9<sup>th</sup>, 2009  
City Council Chambers, Cameron, Missouri

**Item 1. Call to Order**

Chairman Michael O'Donnell called the meeting to order at 6:00p.m.

Commissioners Present:  
Chairman Michael O'Donnell  
Mark Garges  
Jeanette Copeman  
George Pratt

Commissioners Absent:  
Delvin Jackson  
Jo Ann Hiner  
Stan Hendrix

Others Present:  
Bill Hobbs  
Annette Hobbs

**Item 2. Minutes from Previous Meetings**  
**Feb. 9<sup>th</sup>, 2009**

An error was noted on the minutes of Feb 9<sup>th</sup>; page 4, 6<sup>th</sup> paragraph read; “ *B. Accept all the information as a “final” request for a CUP, and approved at this meeting.....*”  
This correction will read; “*B. Accept all information as a “final” siteplan and be approved at this meeting.....*”

*Chairman O'Donnell entertained motion to approve the minutes of February 9<sup>th</sup>, with correction made; Motion made by Mr.Garges to approve the minutes with correction; seconded by Mrs. Copeman. On voice vote the motion carries as follows; ayes-4, nays-0, abstentions-0, absent-3.*

**Item 3. Public Participation**

There was none.

Chairman O'Donnell stated that he would like to make an agenda change, discussing New Business first, and then move on to Unfinished Business.

The Board agreed with the agenda change.

**Item 4. New Business**

**A. Public Hearing, Conditional Use Permit, William Hobbs, 603 N. Elm, 3dogs.**

William Hobbs of 603 N. Elm, seeks a CUP for keeping three dogs at that address. He explains that he has kept one dog and his fiancée brings two additional dogs to the fenced property. He submits a list of conditions including compliance with two dogs when one passes; no breeding; no outside kennels; no tying or staking; inside boarding and barking control. Mr. Hobbs submits photos, a site plan and letters of support from 25 neighbors. Animal Control Officer Kathy Turner also submits a letter to the Commission in support of the Petition.

*Entertain motion to enter public hearing; motion made by Mr. Pratt; seconded by Mrs. Copeman ; On voice motion carries as follows; 4- ayes, 0- naves, 0- abstentions, and 3-absent.*

Enter Public Hearing.

Shellby Hendee addressed the P&Z, informing them of the conditions submitted by Mr. Hobbs, the photos, site plan, and letters of support by neighbors. Mr. Hendee also stated that both applicants were present to answer any additional questions the Commission may have.

Chairman O'Donnell asked if there were any questions from the Commission.

There were none.

Chairman O'Donnell commented to Mr. Hobbs that he had submitted a well put together packet of information with everything included that the Commission would require.

Mr. Garges stated that Mr. Hobbs had been very thorough with everything that he had submitted and wished all applicants had taken the time and care with their applications that Mr. Hobbs had.

Chairman O'Donnell asked Mr. Hobbs if there was any other information that he would like to add.

Mr. Hobbs stated that there had been no complaints from the neighbors, he keeps his yard clean of the dog waste, and the dogs sleep in the house in the evenings. He wanted the Commission to know that these animals are not just pets, but that they are family and are treated as such.

Chairman O'Donnell asked if the Commission had any further questions for Mr. Hobbs.

There were none.

Chairman O'Donnell stated that the paperwork pretty much stated everything that the Commission needed to know. He then asked Mr. Hendee if there had been any negative comments from any neighbors.

Mr. Hendee stated that there had been none.

*Entertain Motion to Leave Public Hearing; motion made by Mrs. Copeman; seconded by Mr. Pratt; On voice vote motion carries as follows; 4- ayes, 0- nays, 0- abstentions, and 3-absent.*

Leave Public Hearing.

*Entertain Motion for City Council to approve Conditional Use Permit for Mr. Hobbs, 603 N. Elm Street; Motion made by Mr. Garges; seconded by Mr. Pratt; On voice vote motion carries as follows; 4- ayes, 0- nays, 0- abstentions, and 3-absent.*

Information to be sent to the City Council for approval at the March 16<sup>th</sup> Meeting.

Chairman O'Donnell asked if there was any other New Business to be discussed.

There was none.

## **Item 5. Unfinished Business**

### **A. CUP Commencement**

At the February Meeting, City Manager David Watson asked to table this issue until he could confer with City Attorney Mitch Elliott on the most efficient method to handle and enforce the issue and whether a mechanism other than an ordinance would be more effective.

Mr. Hendee addressed the Commission and stated the Mr. Watson had been in contact with the City Attorney (Mitch Elliott) and is in favor of the 6 month commencement period that has been previously discussed.

Chairman O'Donnell stated that Mr. Han had been asked to bring back information that he felt would help with the enforcement of the commencement period.

Mr. Han was not present at the meeting.

Chairman O'Donnell reminded the Commission of the Commencement period that had been discussed in the past several meetings. This period being; "Must be started within 6 months of approval of the CUP, and completed within 12 months. He stated he felt this was pretty "cut and dry" and should not create an issue as far as enforcement.

Chairman O'Donnell asked Mr. Hendee if this Commencement period were to be approved by the P&Z at the meeting, if it would need to come back to the P&Z to be re-written since it was an "ordinance".

Mr. Hendee stated that it would not.

Mr. Pratt asked if extensions could be granted on the Commencement period, or if the applicant would have to start the whole process over after the expiration time of 12 months.

Mrs. Copeman stated that she was also wondering about extension if an applicant were putting in the effort for completion but was unable to make the deadline.

Chairman O'Donnell stated that the granting of extensions would be the decision of Mr. Han. However, he felt that 1 year should be enough time for completion, and out of fairness to the neighbors, these CUP's should not be left "hanging out there".

Mr. Pratt asked if this Commencement period would just be for new CUP's submitted.

Chairman O'Donnell stated that the Commencement period could not be made retro-active, and it would just be enforced from the approval date forward.

*Entertain Motion for recommendation to City Council for acceptance of the CUP Commencement period; Motion made by Mrs. Copeman; Seconded by Mr. Garges. On voice vote motion carries as follows; 4- ayes, 0- nays, 0- abstentions, and 3-absent.*

Information to be sent to City Council for the March 16<sup>th</sup> Meeting.

Chairman O'Donnell asked if there was any other Unfinished Business to be discussed.

There was none.

## **Item 6. Miscellaneous**

1. Valley Brook CDBG close-out is underway. The Close-out monitoring visit by MoDED went quite well...a few more documents to finish. All 51 homes are completed; 49 occupied; 32 LMI buyers; 28 LMI buyers received Homebuyer Assistance from the City and Mack Porter. Two more LMI buyers are in the pipeline. Remaining program will go toward demolition of dangerous buildings.

2. Cameron officials have asked Rep. Jim Guest and Sen. Brad Lager to introduce legislation which would allow Cameron to establish a recreation district approximating the school district boundary. A separate taxing jurisdiction would be formed and governed by members appointed by the four county commissions which could place a

recreation center initiative on the ballot for voter approval. A recreation advisory committee is studying the scope of the issue and plans to survey resident preferences.

**Item 7. Adjourn**

Mr. Hendrix made a motion to adjourn; Mrs. Copeman seconded. On voice vote, the motion carried as follows: Ayes-5, nays-0, abstentions-0, and absent-2

The meeting adjourned at 6:22p.m.

Minutes submitted by:

*Ellie M. Milbourn  
Secretary Recorder  
Cameron, MO 64429*