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MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
February 9, 2015

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:00pm.

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
Stan Hendrix
Delvin Jackson
George Pratt

Commissioners Absent:

Edward Schmidt

Others Present:

Clyde Han
Dennis Clark
Chris Johnson – Cameron Newspaper
Chairman O'Donnell entertained a motion to attend the agenda to include the minutes of the January 12, 2015 meeting. Motion made by Mr. Hendrix and seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

Item 2: Approval of Minutes

January 12, 2015 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the January 12, 2015 meeting. Motion made by Mr. Hamlet to approve the minutes of the January 12, 2015 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 reported that no letters or emails were received during the month of January.

Item 4: Unfinished Business

A: Comprehensive Plan

~ Public Hearing Continued ~

Mr. Han stated that the demographic, budget, traffic counts, charts and graphs along with the other requested information is being revised from the 2008 numbers to 2014. The traffic count numbers from 2012 and 2013 were received from MODot. Traffic counts from MODot are on a 48 hour period instead of a 24 hour period.

The updated data should be available during the March meeting for review.

Chairman O'Donnell stated that the labor study completed by the Economic Development Committee has been completed and the new number need to also be included in the comprehensive plan update.

Public Hearing will be continued at the March meeting.

Item 5: New Business

A: Public Hearing – Zoning Map Amendment R-2 to C-2

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

Public Hearing

A request has been filed for a zoning map amendment to rezone a tract of land along Ensign Trace north of Eighth Street from R-2 (one and two family dwellings) to C-2 (general commercial) by the property owner, Clark Storage, LLC.

The request will rezone the north 309.73 feet by 576.29 feet (4.098 acres) of a tract of land measuring 576.29 feet, east to west by 669.73 feet north to south. The property is adjacent to C-2 to the north, M-1 to the east, R-2 to the south, R-2 and R-3 across Ensign Trace to the west. The tract of land in questions is currently not in a platted or named subdivision.

The property owner is requesting rezoning to expand development of the storage units located on the adjoining property to the north.

The remaining undeveloped tract of R-2 zoned property is located between the proposed rezoned property and any dwelling unit homes over 360 feet away to the south.

If the zoning amendment is granted, the property owner must construct a six foot privacy fence between the commercial and residential property when commercial development begins.

Chairman O'Donnell reminded the Board that C-2 zoning can have multiple uses and does not only include the requested change. The remaining area that will remain zoned R-2 could still have a subdivision built at another time.

Denny Clark, property owner, stated that he is just looking ahead to the future in case expansion of the storage units is needed.

Mr. Han stated that the issue would not go before City Council until the March 2, 2015 meeting.

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

~ Leave Public Hearing ~

Mr. Hendrix made a motion to recommend the zoning map amendment change for the tract of land along Ensign Trace north of Eighth Street from R-2 to C-2; second by Mr. Garges. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

B: Alternate Board Members

The Board has experienced difficulty getting enough members to have a quorum at each meeting due to conflicting schedules, family obligations and conflict of interest.

Mr. Han stated that the City ordinance allows for three alternative members on City Boards. If possible, Mr. Han would not like to share members from other Boards due to conflicting interests.

The Board would like to see the alternative members attend all Board meeting so they can stay up to date on everything going on.

Mr. Han currently has one person that is interested in being an alternative member; however, he would like to have a total of three alternatives.

Board members are to let Mr. Han know if they know of someone who might be interested in the position.

Item 6: Future

A: I-35 and Hwy 36 Property Owners

Chairman O'Donnell stated that the property owners along the I-35 and Hwy 36 corridor have been invited to the March meeting for an update on previous discussions of MODot expansion plans. These plans have since been suspended due to the failed tax initiative.

The expansion plans will be included in the Comprehensive Plan update.

The Board would like to discuss the possibility of a transportation district and offer assistance from Economic Development and the City if the individuals are interested.

Michael Rinehart from MODot will be in attendenance.

Item 7: Miscellaneous/Updates

A: P&Z Log of Public Hearings, Recommendations to Council and Reviews

Mr. Han provided the Board with a list of public hearings and recommendations to City Council for

review from the previous year.

B: Year End Code Report for 2014

Mr. Han provided the Board with his City Council report of animal control reports, permits, values, land use, housing market and developments from 2014 for their information.

C: Tree Ordinance

Chairman O'Donnell asked for an update on the Tree Ordinance.

Mr. Han stated that he will follow up on the proposed ordinance and report back to the Board.

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hendrix to adjourn; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

Meeting adjourned at 6:41 pm.

Next scheduled meeting of the Cameron Planning and Zoning is March 9, 2015.

Minutes submitted by:

*Chris Martin
Secretary Recorder
Cameron, MO 64429*

Minutes of the February 9, 2015 Cameron Planning and Zoning Commission approved on March 7, 2015



Chairman Michael O'Donnell