

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

**Item 1: Call to Order**

Chairman O'Donnell called the meeting to order at 6:10pm.

**Commissioners Present:**

Chairman Michael O'Donnell  
Tom Hamlet  
Delvin Jackson  
George Pratt

**Commissioners Absent:**

Mark Garges  
Stan Hendrix  
Edward Schmidt

**Others Present:**

Clyde Han  
Mark Gaugh – City Manager  
Drew Bontrager – Public Works Director

Michael Rinehart - MODot  
Chris Johnson – Cameron Newspaper

**Item 2: Approval of Minutes**

**February 9, 2015 Minutes**

*Chairman O'Donnell entertained a motion to approve the minutes of the February 9, 2015 meeting. Motion made by Mr. Jackson to approve the minutes of the February 9, 2015 meeting; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.*

**Item 3: Public Participation**

**Citizen Input**

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

**Other**

Mr. Han provided the legislative update to the Board showing cases in relationship to Planning and Zoning.

*Chairman O'Donnell entertained a motion to amend the agenda and handle new business before old business. Motion made by Mr. Pratt; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.*

#### **Item 4: New Business**

##### **A: Information on Transportation District US-36/Bob F. Griffin Road**

Business and property owners located around the US-36 and Bob F. Griffin intersection were invited to the meeting to receive an update on the future transportation plans at the US-36/Bob F. Griffin Road and I-35 interchange.

Michael Rinehart of MODot was present to give a presentation on the current and future transportation plans and to answer any questions or concerns from the Board or community.

Chairman O'Donnell updated the attending business and property owners on the progress and non-progress in the area being discussed. At this time, no improvements will be made to the intersection from lack of MODot funding.

Items discussed for improvements in the past included:

- Lengthen and widen on and off ramps from I-35 to Hwy-36;
- Repair bridge decks on Hwy 36 over I-35;
- Permanent lighting, turn lanes and a diverging diamond on Hwy 36/I-35 to make the traffic flow smoother;
- Fly-over over Hwy 36 so travelers do not have to stop if they do not want to.

MOKAN held a meeting last fall to discuss the road plans and to see what needs to be done in the future. After the meeting, future planning included the I-35/Hwy 36 upgrades if the MODot passed during the vote. The flyover was not part of the plan.

Since MODot's tax did not pass, the projects are not able to be funded at this time.

Chairman O'Donnell stated that the plans discussed will be included in the Comprehensive Plan update.

In the past, there was interest in starting a transportation district in the area. Chairman O'Donnell stated that the City and Economic Development Director are available to help if this is something the business owners would like to do.

Michael Rinehart from MODot presented MODot's plans for improvements when and if funding becomes available. Mr. Rinehart also went over approximate costs of the various projects discussed.

- Option 1: Add turn lanes - \$330,000
- Option 2: Permanent stop lights and additional lighting - \$200,000
- Option 3: Options 1 and 2 and overlay - \$550,000
- Option 4: North and south movement improvements and right and left turn lanes - \$300,000
- Option 5: Combine options 1 and 4 (all turn lanes) - \$630,000
- Option 6: Whole intersection upgrade - \$830,000

Mr. Rinehart stated that if a transportation district took on any project in the set district a 10% maintenance fee would be charged up front on all expansions. The maintenance fee would be used on any improvements made.

On the modot.org website under the partnership development page, information can be found on how to create and run a transportation district.

Business owners commented on the worry that if fuel is exempt from revenue for the transportation district, the few restaurants would be funding a project that would ultimately fund the fueling stations.

Mr. Rinehart state that the transportation district can be set-up multiple ways, i.e. property tax, sales tax, etc., and was not sure if fuel tax is exempt or not.

Mr. Rinehart also stated that a fuel tax increase will possibly go in effect on January 1, 2016 to help account for inflation. A \$0.02 increase will happen every year for 3 years. This must pass the state legislature prior to it taking effect.

A question was asked how the fuel tax increase would be distributed.

Mr. Rinehart stated that each district would get a portion of the funding as it is not based on population but on revenue.

Another question was asked if the trucking companies do a fair share.

Mr. Rinehart stated that the trucking companies recognize the need for funding and they are in favor of a fuel tax increase.

Chairman O'Donnell stated that the Board was not pushing a transportation district on anyone, only offering assistance to begin research if there is interest in the project.

Michael Rinehart stated that during the fiscal year 2017, there are plans to re-deck the bridges over I-35 as they are in need of repair.

City Manager Mark Gaugh and Public Works Director Drew Bontrager will complete some research to see what kind of tax can be passed on to customers and report back to the business owners on what they find out.

#### **Item 5: Unfinished Business**

##### **A: Comprehensive Plan**

~ Public Hearing Continued ~

Mr. Han stated that the budget and tax information has been updated in the Comprehensive Plan along with the charts and graphs.

Mr. Han asked the Board how many years' data they would like to include in the comparison charts.

After discussion, the Board stated that they would like to think over the information and make a decision later.

Mr. Han will include all of the gathered information in the April board packet so the Board will be able to look at the numbers and compare.

Mr. Han stated that the City Manager has updated the electrical system plan and NWMO plans for the Comprehensive Plan update. Mr. Han stated that there may still be a few modifications to be made.

Public Hearing will be continued at the April meeting.

##### **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.

Two names have been submitted to Mr. Han; however, he would still like to receive one more name.

An advertisement has been ran in the city newspaper and on the website of alternative members and the Board of Adjustment vacancy.

Mr. Han would like to have a joint Planning & Zoning and Board of Adjustments meeting to approve the alternate members before they are taken to City Council for approval.

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

**Item 6: Future**

A Conditional Use Permit for multiple dogs will be on the April agenda.

**Item 7: Miscellaneous/Updates**

**A: Zoning Map Amendment R-2 to C-2**

The zoning map amendment to rezone an area from R-2 to C-2 passed the first reading at City Council.

**B: Board of Adjustments**

There is a vacancy on the Board of Adjustments. An add has been ran in the city newspaper and on the City's website.

**Item 8: Adjourn**

*Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hamlet to adjourn; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.*

Meeting adjourned at 7:17 pm.

Next scheduled meeting of the Cameron Planning and Zoning is April 13, 2015.

Minutes submitted by:

*Chris Martin  
Secretary Recorder  
Cameron, MO 64429*

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

  
Chairman Michael O'Donnell