MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
April 13, 2015

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:22pm.

Commissioners Present:
Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
George Pratt

Commissioners Absent:
Stan Hendrix
Delvin Jackson
Edward Schmidt

Others Present:
Clyde Han
Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

March 9, 2015 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the March 9, 2015 meeting. Motion made by Mr. Garges to approve the minutes of the March 9, 2015 meeting; seconded by Mr. Hamlet. 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.

Item 4: Unfinished Business

A: Public Hearing – Comprehensive Plan

~ Public Hearing Continued ~

Mr. Han has updated the charts that are included with the Comprehensive Plan. The original charts have seven to eight years showing trends from 2000 through 2008. Mr. Han stated that showing 14 to 15 years data would be busy and difficult to read.

Mr. Han would like the Board to determine how many years' data they would like to have graphed in the Comprehensive Plan.

Mr. Han also stated that he is still waiting on the docking report from Economic Development.

At some point, Mr. Han would like the information provided for the graphs available on the City's website as an Economic Development tool for individuals and companies looking at Cameron to relocate.

A new Economic Development director will begin on June 1, 2015 and Mr. Han would like the new director to look over the Comprehensive Plan prior to approving and moving forward.

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.

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

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

Item 5: New Business

A: Public Hearing – Conditional Use Permit – Multiple Dogs

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

~ Public Hearing ~

Amanda Gray and Darren Limback located at 602 N. West Street – Cameron, MO have submitted a petition for a Conditional Use Permit for Multiple Dogs.

Ms. Gray and Ms. Limback are engaged to be married and will reside in the home at 602 N. West Street.

Ms. Gray has two miniature Australian Shepherds (ages 2 and 4 years) and Mr. Limback has a Lab/Greyhound mix (10 years) and a Shih-Tzu/Poodle mix (7 years). All four dogs are spayed and neutered and all four dogs are inside dogs. Two dogs are currently registered with the City of Cameron and the other two dogs are currently registered in their home town.

As a condition of the Conditional Use Permit, all four dogs will be registered annually with the City of Cameron until which time two of the animals leave of passes. None of the dogs will be replaced as to have more than two dogs.

Mr. Han stated that the back yard is fenced and he received no calls or comments as of the meeting.

A neighbor present at the meeting stated that she is fine with the applicants having four dogs.

Mr. Pratt made a motion to leave Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

~ Leave Public Hearing ~

Mr. Garges made a motion to recommend approval of the Conditional Use Permit for Multiple Dogs located at 602 N. West Street – Cameron, MO to City Council; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

B: Commercial Site Plan Review – Cameron Co-Op

Roger Wood, General Manager for Cameron Co-Op has applied to erect two new grain bins at the 2nd and Harris Street location. Each bin is 81 ft. 3 in. to the peak and allows for the auger, supports and catwalk. Total height should be around 94 feet.

The new bins will be located west of the existing bins and the north side of the bins will align with the existing bins that meet the required minimum setback 25 feet.

There are no issues with any zoning ordinances. The use is proper for C-2, setbacks are met and there are no issues with the Airport Height and Hazards.

The bins will be erected on an already impervious location. City staff feels that a storm water review is not required due to the location.

Mr. Hamlet made a motion to approve the site plan review for Cameron Co-Op to erect two new grain bins at the 2nd and Harris Street location; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 6: Future

None

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 ad 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. Garges to adjourn; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Meeting adjourned at 6:48 pm.

Next scheduled meeting of the Cameron Planning and Zoning is May 11, 2015.

Minutes submitted by:

Chris Martin
Secretary Recorder
Cameron, MO 64429

Minutes of the April 13, 2015 Cameron Planning and Zoning Commission approved on May 11, 2015

Chairman Michael O'Donnell