

MINUTES  
Regular Meeting  
Cameron Missouri Planning & Zoning Commission  
May 11, 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  
Delvin Jackson

**Commissioners Absent:**

Stan Hendrix  
George Pratt  
Edward Schmidt

**Others Present:**

Clyde Han  
Chris Johnson – Cameron Newspaper

**Item 2: Approval of Minutes**

**April 13, 2015 Minutes**

*Chairman O'Donnell entertained a motion to approve the minutes of the April 13, 2015 meeting. Motion made by Mr. Garges to approve the minutes of the April 13, 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.

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.

Chairman O'Donnell stated that he will have Kent Osborn forward the information from the new labor study to Mr. Han so it can be included in the update.

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.

Mr. Han stated that Board of Adjustments is still short a Board member and at this time does not have enough members to have a quorum.

**Item 5: New Business**

**A: Review – Sign Regulation for Non-Residential Uses (Article 23, Section 7-A-4)**

Chairman O'Donnell received an inquiry about the sign ordinance and if any changes were made. Because of the inquiry, Chairman O'Donnell thinks it may be a good time to relook at the regulation.

Mr. Han stated that Cameron has regulations close to other communities our size.

Chairman O'Donnell stated that with the new school and other buildings, it may be a good time to revisit the sign regulation and possibly allow a conditional use permit for larger signs in R-1 and R-2 districts.

Mr. Garges asked if the issue was opened up for discussion if the entities that would have an interest in the revised regulation could be invited to the public hearing to see what they would like to have included.

Chairman O'Donnell stated that they should be invited and attend to help with the discussion.

Mr. Han will place the item on the agenda for the June meeting as a Public Hearing to discuss. Churches, the school, YMCA and golf course will be invited to attend.

**B: Review – Article 20, "CM-P" Commercial & Manufacturing Planned District**

Chairman O'Donnell stated that the Commercial & Manufacturing Planned District around Wal-Mart and CNH business allows both light and heavy uses. Currently, multi-housing can be placed in this area. There was a question as to if a multi-housing project should be allowed where heavy industry can perform.

If added to the agenda as a Public Hearing, Chairman O'Donnell would like the City Manager and City Staff's input before any changes are made.

Mr. Han will place the discussion on the June agenda as a Public Hearing.

**Item 6: Future**

**M-1 Review Pending CM-P Changes**

There may be a future review on the M-1 regulation pending any changes made during the CM-P review.

**Item 7: Miscellaneous/Updates**

**A: Conditional Use Permit – Multiple Dogs – 602 N. West Street**

The conditional use permit on multiple dogs at 602 N. West Street passed the first reading at City Council.

**B: Ethics Training**

Ethics Training will be held on May 18, 2015 at 5:00pm at City Hall. Planning and Zoning members were encouraged to attend.

**C: Scribner's Errors**

Mr. Han stated that a Scribner's error was corrected in Article 18. Other found errors will be corrected under a Scribner's error. Mr. Han will update the Board as these corrections are made.

**D: Email**

Mr. Han stated that he has been having email issues. Members of the Board are to let him know if they do not receive emails from him.

**Item 8: Adjourn**

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

Meeting adjourned at 6:28 pm.

Next scheduled meeting of the Cameron Planning and Zoning is June 8, 2015.

Minutes submitted by:

*Chris Martin  
Secretary Recorder  
Cameron, MO 64429*

Minutes of the May 11, 2015 Cameron Planning and Zoning Commission approved on June 8, 2015

  
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Chairman Michael O'Donnell