

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
June 8, 2015

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:04pm.

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
Stan Hendrix

Commissioners Absent:

George Pratt
Edward Schmidt
Delvin Jackson

Others Present:

Clyde Han
Tim Hamilton

Item 2: Approval of Minutes

April 13, 2015 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the May 11, 2015 meeting. Motion made by Mr. Garges to approve the minutes of the May 11, 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 Tim Hamilton will be the new P & Z Advisor. Tim comes to Cameron from Abilene, KS.

Item 4: Unfinished Business

A: Public Hearing – Comprehensive Plan

~ Public Hearing Continued ~

Mr. Hamilton idea was to put charts and graphs in supplemented data by using two different options. The first option was to put in as an appendix in the back and objectives in the front. The second option was to completely pull it out and make it a supplemented document.

Chairman O'Donnell agreed to make the comprehensive plan all as one document: *ayes – 4, nays – 0, abstentions – 0, absent – 3.*

Chairman O'Donnell stated that Tim should go ahead and finish the supplemented data and bring it back for review. The comprehensive plan update needs to be completed and sent to council for review.

B: Alternate Board Members

Mr. Hamilton reviewed ideas to get citizens involvement.

Chairman O'Donnell said he will work with Mr. Hamilton to pursue the idea.

Item 5: New Business

A: Public Hearing – Article 23, Section 7-A-4 Sign regulation for Non-Residential uses

Mr. Hendrix made motion to open public hearing, seconded by Mr. Garges. ayes – 4, nays – 0, abstentions – 0, absent – 3.

Mr. Han made a statement of allowing larger than normal Non Residential signs in Residential Districts. Non Residential Signs are 6 square feet and no digital signs are allowed in residential districts.

Mr. Han wanted the P&Z board to consider not allowing conditional use permits for oversized signs.

Twenty invitations were sent out to the public for the June 8, 2015 meeting. There were many participants for the meeting.

Chairman O'Donnell stated that the board looked at the size of signs about 3-4 months again. The interest came to look again at business, groups, and organizations in residential districts.

Chairman O'Donnell evaluated other communities' codes to see what size of signs they use.

Chairman O'Donnell stated that they will continue the public hearing to next P&Z meeting. He invited the public to attend.

Andy Lockridge with the First Baptists Church located at 202 E Ford St. made a statement that they would like to use the technology that is available today. She stated that they would like to be able to change the content on the sign and they would like to have it located on Walnut Street. They will have it set on certain time slots so that it is not on late, but that it is on when people are driving through.

Chairman O'Donnell stated that he is concerned for the driver's safety when driving down the street because drivers will be focused on the sign and not on the street.

Art Heiford from the Baptist Church on 1108 West Street stated that he is also concerned for the safety of the people that are driving down the street.

Curtis Lebatter with Town & Country Christian Church on 1610 E Grand Ave stated that they are located on old 36. If they are in city limits and they have a sign already on their lot.

Chairman O'Donnell states that as long as the sign is not changed the sign can stay, but if the sign is destroyed, construction will have to abide the new sign regulations.

Kent Osborn 1207 Aerie Lane stated that conditional use permits allows business, organizations, and groups to ask for a permit on a 1-1 case basis.

Dan Crawford with the Cameron Golf Course on 1000 Park Ave stated that he would like the signs to be a little taller because they often accommodate a lot of people. They would like the signs to be over car height since there are always people there.

Mr. Han reviewed with the participants from the First Baptist Church, Town & Country Christian Church, and the Golf Course. He proposed that they evaluate having taller and larger signs. He suggest that the groups give their ideas to commissioners. He asked suggestions and ideas be submitted for the next meeting.

Mr. Hamilton stated that it is all about compromise and that board will try to accommodate everyone suggestions. In the end it may not be what they are wanting, but they will be satisfied.

Chairman O'Donnell stated that research will be done to come up with a good plan. He suggested to the audience to remember 50 square feet per sign face and only one side of the sign.

Chairman O'Donnell asked the public to submit their ideas by next meeting to Mr. Han and Mr. Hamilton.

Mr. Hendrix made motion to continue public hearings to the next P&Z meeting, seconded by Mr. Hamlet. ayes – 4, nays – 0, abstentions – 0, absent – 3.

B: Public Hearing- Article 20. "CM-P" Commercial & Manufacturing Planned District

Mr. Hendrix made motion to open public hearing, seconded by Mr. Garges. ayes – 4, nays – 0, abstentions – 0, absent – 3.

Mr. Han would like the Commission to consider removing M-1 out of CM-P District.

Chairman O'Donnell stated that the public hearing would continue on to next P&Z meeting, seconded by Mr. Garges ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 6: Future

Article 19: M-1 zoning district review pending CM-P changes

Article 31: Conditional Use Permits review pending Article 23, Section 7-A-4

Item 7: Miscellaneous/Updates

A: Conditional Use Permit- Multiple dogs- 602 N. West St. – Passed 3rd reading

B: Un-Zoned Property

Mr. Han stated that property West of Cameron Insurance Co. was not zoned. He would like to look into giving this area and the Cameron Reservoir a zoning district. This discussion will be part of the next P&Z agenda.

Item 8: Adjourn

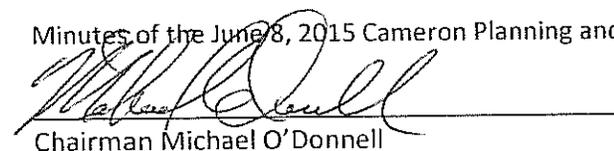
Chairman O'Donnell entertained a motion to adjourn; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Meeting adjourned at 7:00 pm.

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

Minutes submitted by:

*Susan O'Donnell
Secretary Recorder
Cameron, MO 64429*

Minutes of the June 8, 2015 Cameron Planning and Zoning Commission approved on July 12, 2015

Chairman Michael O'Donnell