

MINUTES  
Regular Meeting  
Cameron Missouri Planning & Zoning Commission  
August 10, 2015

**Item 1: Call to Order**

Chairman O'Donnell called the meeting to order at 6:03pm.

**Commissioners Present:**

Chairman Michael O'Donnell  
Mark Garges  
Tom Hamlet  
Stan Hendrix  
Delvin Jackson – arrive at 6:09pm

**Commissioners Absent:**

George Pratt  
Edward Schmidt

**Others Present:**

Tim Hamilton  
Chris Johnson – Cameron Newspaper

**Item 2: Approval of Minutes**

**July 13, 2015 Minutes**

Mr. Garges asked to amend the minutes of July 13, 2015 on page 3 to state that *“Mr. Hendrix made a motion to continue another four year term as commissioner...”*

*Chairman O'Donnell entertained a motion to approve the minutes of the July 13, 2015 meeting as corrected. Motion made by Mr. Garges to approve the minutes of the July 13, 2015 meeting as corrected; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.*

**Item 3: Public Participation**

None

**Item 4: New Business**

**A: Public Hearing – Conditional Use Permit: 524 N. Chestnut – Dog Grooming Business**

An application was made for a conditional use permit (CUP) at 524 N. Chestnut by Ms. Trillian Teller for a dog grooming business.

Mr. Hendrix stated that he is a neighbor to the applicant requesting the CUP; however, he has no financial interest in the business. Mr. Hendrix asked if the Board was in agreement to allow him to make a decision on the request.

Chairman O'Donnell stated that he did not see a problem with Mr. Hendrix making a decision on the CUP as long as the commissioner was comfortable.

Mr. Hamlet and Mr. Garges were in agreement.

*Mr. Garges made a motion to enter public hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.*

**~Public Hearing ~**

Ms. Trillian Teller, located at 524 N. Chestnut, has made a request for a CUP for the purpose of establishing a dog grooming business. The property is zoned R-2, two family residential district. The applicant is proposing a small scale dog grooming business to be conducted out of a single family residence.

The current regulations do not specifically address “dog grooming” as a CUP; however, *kennels and multiple dogs* are addressed as conditional uses in the R-2 district. It is believed that certain aspects of dog grooming may be found in the definition of kennel with respect to short term care of multiple dogs of different ownership.

Chairman O’Donnell explained the CUP process and the Board’s methods prior to the request being discussed and voted upon.

It was pointed out that the only condition stated on the application were the hours of operation from 10:00am – 7:00pm.

Ms. Teller addressed the Board and stated that she would have no employees except herself and her husband. She would have no more than two dogs at one time and would only have the dogs from one to two hours during the day. Ms. Teller stated that it only takes approximately one hour to properly groom a dog.

Ms. Teller also stated that the dogs would not be kept overnight and would normally be dropped off no earlier than 7:00am and be picked up by 4:30pm.

Michelle Austin, 414 S. Lathrop St., stated that she is a neighbor and helped Ms. Teller start her business. Ms. Austin stated that a small dog grooming business would be good for the community.

Chairman O’Donnell asked if the dogs would be kept inside or outside for a majority of the time.

Ms. Teller stated that the dogs would only go outside to go to the bathroom and would be leashed at all times or on a lead.

Mr. Garges asked if the applicant would acquire a business license if the CUP was approved.

Mr. Hamilton stated that Ms. Teller would be required to get a business license if the CUP was approved.

Chairman O’Donnell stated that the Board would be stretching the definition of *kennel* to approve the CUP. The wording “cared for” in the description of kennel gives the Board a little lee-way to make a decision.

Chairman O’Donnell reminded the Board that a precedent would be set with the decision made.

Chairman O’Donnell stated that he did not have a problem with the hours of operation beginning at 10:00am; however, 7:00pm could be stretching the limits because of traffic and noise. Chairman O’Donnell believed that 6:00pm was more reasonable.

The Board asked if any comments were received in relation to the CUP request.

Mr. Hamilton stated that he had not received any opposition on the CUP request.

Mr. Garges stated that he thought 7:00pm was a reasonable time.

Chairman O'Donnell stated that he would like *no employees* to be a condition of the CUP. Only immediate family members (those living in the home) would be able to help with the business.

Mr. Hendrix stated that he did not have a problem with a 7:00pm close time. He stated that traffic count should not increase.

Mr. Hendrix asked if the other wording in the kennel description needed to be reviewed before a decision was made. If the CUP is approved as a *kennel* CUP, the other allowances under the definition would also be allowed.

Chairman O'Donnell stated that the application was not for a kennel but specifically stated "Dog Grooming." The CUP for dog grooming would be a permitted use by using the kennel definition.

Chairman O'Donnell stated that he would like to see that the CUP would be for dog grooming only on the application.

Ms. Teller was in agreement to this request and the application was amended.

After discussion, the Board came up with conditions for the requested CUP with input from the applicant. The conditions are as follows:

1. No employees except immediate family members
2. Hours of operation will be from 8:00am – 7:00pm
3. The business is allowed to be open six days a week from Monday-Saturday
4. The CUP is for dog grooming only

*Mr. Garges made a motion to leave public hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.*

*Mr. Garges made a motion to recommend the Conditional Use Permit for Dog Grooming to City Council with the conditions stated by the Board; seconded by Mr. Jackson. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 1 (Hendrix), absent – 2.*

The Board stated that they would like to reexamine the definition of *kennel* during a future meeting.

Mr. Hamilton stated that the recommendation for the CUP will be presented at City Council on September 7, 2015.

#### **B: Site Plan Review: Casey's General Store – 305 E. Evergreen**

Casey's General Store located at 305 E. Evergreen is requesting to add a 18'x36' addition to the west side of the building. The proposed addition meets all required setbacks and zoning is appropriate for the use. There will also be new curb and loading zone in conjunction with the addition to the west.

Casey's General Store is also proposing an additional entrance on Walnut Street (US Highway 69). MODOT's decision on the additional entrance is pending review.

If the additional entrance is approved, the plans will come back to Planning and Zoning for a storm water study and additional approval.

Additional parking is required with the proposed expansion; however, Casey's General Store already meets the parking requirements with an excess of 12 spaces.

Chairman O'Donnell stated that he had no issue with the expansion; however, the plans must come back to the Board if the additional entrance is approved by MODOT.

Mr. Hendrix asked if the extension to the building would move forward if MODOT did not approve the request for the additional entrance.

Mr. Hamilton stated that Casey's General Store will still go ahead with the expansion.

*Mr. Hendrix made a motion to approve the site plan for Casey's General Store located at 305 E. Evergreen with the exception of the additional entrance on Walnut Street; Seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.*

#### **Item 5: Old Business**

#### **A: Public Hearing – Article 23, Section 7-A-4 Sign Regulation for Non-Residential Uses**

#### **~ Public Hearing Continued ~**

During the July meeting, the Board discussed the square footage of signs. The Board was agreeable to increasing the square footage of an allowed sign from 20 square foot maximum to 50 square foot maximum.

The Board also asked for information to be collected on various aspects of electronic message centers in residential districts for non-residential uses. The Board wanted to know how other municipalities regulate hours of sign operation, dimming requirements, duration of change, setback and the number of signs allowed per lot.

It was found that no cities within the region permit electronic message centers; information was obtained from the City of Salina, Kansas. The Board was provided a copy of their zoning ordinance that regulates electronic message centers in residential districts.

In the City of Salina, churches, schools, nursing homes, etc. are allowed one freestanding electronic message center, identification, changeable copy or bulletin board on their property with the following limitations:

- Electronic message portion may not exceed 50% of the total sign area.
- Setback must be ten feet from the property line
- Corner lots may have the sign oriented at 45 degrees for visibility on both streets
- Cannot exceed a height of eight feet
- A photo cell dimmer or other automatic dimming device must be installed
- Sign cannot operate between the hours of 10:00pm and 6:00am
- Text and moving pictorial images are permitted; however, no sign can have blinking, flashing or fluttering lights

The Board discussed the limitations put in place by the City of Salina, Kansas. The Board was in agreement that sign operation limits put in place by the City of Salina seemed reasonable.

The Board also agreed that some limitations should be put into place about moving and flashing images; however, they would like the wording to be different than what was provided.

The Board also discussed sign sizes and determined that a 50 square foot maximum sign was appropriate.

Chairman O'Donnell stated that the signs should be maximum 32' with 25' per sign face (side). The maximum viewing area would be 50 square feet.

The Board also discussed the number of signs permitted per lot. It was determined that no more than three (3) signs would be permitted per property with the following limitations:

- One ground sign;
- Two wall signs; or
- One awning, canopy or marquee sign

Chairman O'Donnell stated that he would like to make sure entities can have the appropriate number of signs on their properties. If the ordinance is written a certain way, it could restrict the number of signs each entity is allowed to have.

Chairman O'Donnell asked Mr. Hamilton to look-up the GIS on the Cameron Baptist Church and determine how the property is split and how many signs would be allowed.

The Board would like to see the map and they will discuss if a change needs to be made.

**B: Public Hearing – Comprehensive Plan**

~ Public Hearing Continued ~

In September, Chapter Two of the Comprehensive Plan will be brought to the Board for review.

**C & D: Public Hearing – Article 20, CM-P Commercial & Manufacturing Planned District; Article 19: M-1 Zoning**

~ Public Hearing Continued ~

During the June and July Planning and Zoning meetings, the Board discussed conflicts between M-1, Light Manufacturing, and commercial and residential uses. The uses permitted under M-1 could be a hazard to existing retail and residential properties including; explosives, fat rendering, garbage, etc.

Public safety and deterring commercial and residential development in the area was a major concern to the Board.

Mr. Hamilton suggested that the Board make a new zoning district for 'light industrial.'

Chairman O'Donnell stated that he did not want to completely eliminate M-1 zoning; however, he would like the terminology changed to better describe what can be done.

Chairman O'Donnell would like to spend more time reviewing the uses under M-1 and possible create conditional use permits for the area.

Mr. Hamilton will relook at M-1 zoning and bring more information to the Board at the September meeting.

**E: Breed Specific Ordinance Discussion**

Kathy Turner, Animal Control Officer, presented a proposed change to the Breed Specific Ordinance.

Ms. Turner stated that she has dealt with multiple breeds of dogs and does not have a breed that is more aggressive or dangerous than any other breed.

Ms. Turner stated that dogs should be regarded as dogs and judged by their attitudes, not their breed.

Ms. Turner has come into contact with pit bull and bull terrier mixes that are dossal family pets and have not caused any issue; however, since there are not allowed, the owner must give them up. The way the owner raise, train and handle the animal determines the aggressiveness or danger the animal may possess.

After a brief discussion, the Board determined that they would like to proceed with a public hearing on the ordinance.

Mr. Hendrix stated that at this time, no action is taken on an aggressive dog unless an individual has been injured.

Ms. Turner stated that the aggressive dog ordinance needs to be tightened and dogs judged on an individual basis.

**F: Un-Zoned Property**

It has been discussed at previous meetings that the Reservoir and other properties were annexed without designating zoning. At this time, a potential project is being proposed at one of the annexed un-zoned properties on McElwain Drive. The project would like to be zoned C-2, General Commercial.

The Board determined that they would like to discuss zoning annexed properties during the October or November meeting.

**Item 6: Miscellaneous/Updates**

**A: Crossroads Corporate Center**

The site certification plan to the Missouri Department of Economic Development will be submitted soon. Mr. Hamilton will keep the Board updated on the progress.

**B: Board of Adjustments and Planning & Zoning Members**

Mr. Hamilton stated that there are possible candidates for Board of Adjustments and Planning & Zoning.

**C: Board of Adjustments**

A fence variance will be discussed by the Board of Adjustments in September.

**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 – 5, nays – 0, abstentions – 0, absent – 2.*

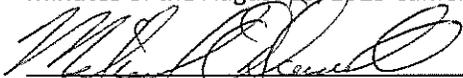
Meeting adjourned at 8:20 pm.

Next scheduled meeting of the Cameron Planning and Zoning is September 14, 2015.

Minutes submitted by:

*Chris Martin  
Secretary Recorder  
Cameron, MO 64429*

Minutes of the August 10, 2015 Cameron Planning and Zoning Commission approved on Sept. 14, 2015

  
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Chairman Michael O'Donnell