

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
October 10, 2016

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:00pm.

Commissioners Present:

Chairman Mike O'Donnell
Mark Garges
Tom Hamlet
Stan Hendrix

Commissioners Absent:

Delvin Jackson
George Pratt

Others Present:

Tim Hamilton
Annette Bauer – Cameron Newspaper
Drew Bontrager

Item 2: Approval of Minutes

September 12, 2016 Minutes

Mr. Hamlet made a motion to approve the minutes of the September 12, 2016 meeting; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

None

Item 4: New Business

A: Public Hearing – Replat of Lot 46, Willow Brook Subdivision

Chairman O'Donnell made a motion to enter Public Hearing. Motion made by Mr. Hendrix to enter Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

Public Hearing

Michele Puckett is proposing constructing a 4-lex in an R-3 District located at Lot 46 of the Willow Brook Subdivision, Phase 2. The structure is a 4-unit residential complex. The lot was originally platted as a corner lot; however, the proposed road frontage and improvements on the east side were never developed. The lot does meet the square footage and frontage requirements for a multifamily development. There will be a partial vacation of a utility easement on the east side of the property, and staff has determined that this will not impact future utility installation.

The applicant is proposing a 5' side yard as a portion of the proposed structure may encroach within the 7' side yard setback. A 15' rear yard is also being proposed.

Staff has determined adequate space for utilities for any future development in the vicinity of this lot. The remainder of the undeveloped portion of this subdivision will need to be replatted at a future date.

Drainage and traffic studies were considered when this subdivision was originally proposed.

Mr. Hamilton stated that the subdivision regulations that were in force at the time of the original subdivision have been amended and the new rules will be followed. The developer has two years to begin the improvements. If the improvements are not begun within two years, the replatt will expire or the City will complete the improvements if a bond is set.

Michele Puckett, developer, stated that she would like to develop an area that is aesthetically pleasing in the subdivision. The property will be all brick and the hope is to build up the area being discussed.

Mr. Hamilton stated that City Staff will closely monitor the area for future developments until the development is replatted.

Mr. Hamilton stated that there was one telephone comment on the area in question as the individual thought the area was being rezoned. After an explanation was given to the individual as to the reason for the Public Hearing, they did not have any problems.

Mr. Hendrix 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 – 2.

Leave Public Hearing

Mr. Garges made a motion to approve the replat of Lot 46 of the Willow Brook Subdivision per staff recommendation; seconded by Mr. Hamlet. *On voice vote the motion carries as follows: ayes – 3, nays – 1 (O'Donnell), abstentions – 0, absent – 2.*

Item 5: Old Business

A: Public Hearing Continued – Vicious and Dangerous Dog Bill

At the August meeting, staff was directed to include language empowering the Animal Control officer to order the vicious or dangerous dog removed from the City (or confined and restrained in house or commercial kennel) once a citation is issued. The animal would be away or confined for the interim time until the court date. This would be an option if the animal is deemed an eminent threat to the public or family after a first time offense.

Mr. Hamilton updated the Board that the City Attorney is in the process of reviewing the proposed language.

Mr. Hamlet asked if the dangerous dog is to be monitored at all times by the owner or if a fence is sufficient.

Mr. Hamilton stated that the level of confinement would be up to the discretion of City Staff on a case by case basis.

The Board determined that they would like to add the language “by animal control officer” to the verbiage. This will define who has the authority to deem an animal as a threat.

Mr. Hendrix stated that he would like to see the proposed language under a separate section and not under the Leash and Muzzle section.

Chairman O'Donnell suggested creating a separate section for the proposed language at the beginning of the bill.

The Board discussed the proposed language at length and reworded the language to make it as specific as possible. The Board was concerned that there would be loopholes and the Animal Control Officer would not be able to conduct her job properly and efficiently.

There was confusion as to when the Animal Control Officer was given authority to order the dog confined or removed and conflicting language throughout as to if an animal or vicious or dangerous dog was being referenced.

During the September meeting, the Board discussed changes to the proposed bill. Mr. Hamilton reworked the bill per the Board's request and presented the changes.

Mr. Hendrix asked if language needed to be included that final determination (thread of animal) was left up to the court's decision.

Mr. Hamilton stated that he will add the court determination language to the bill.

Mr. Garges made a motion to leave Public Hearing; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

Leave Public Hearing

Mr. Hendrix made a motion to recommend to City Council the approved bill amending the Vicious and Dangerous Dog Bill; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

B: Public Hearing – City of Cameron Zoning Code Updates: M-1 and CMP District

Mr. Hamilton stated that the zoning code needs to have an area designated for heavy industrial uses.

City Staff is recommending eliminating the permitted uses currently listed in Article 19 and replacing them with an updated list that is more specific with items typically found in light industrial districts.

Chairman O'Donnell state that Scotty's Carriage Works is located in the M-1 district and the area in and around that area was originally designated for that purpose.

Chairman O'Donnell would like to review the proposed changes and think about the long term implications of the proposed change and the impact to the area.

Mr. Hamilton suggested adding an M-2 district and designate it for heavy industrial uses.

Chairman O'Donnell stated that this may be an idea to consider.

Item 6: Miscellaneous/Updates

Transportation District

Chairman O'Donnell stated that the TDD work session was very positive and there was a good turnout. The property owners are having discussions with one another and other businesses and will get into contact with Mark Gaugh and the City Attorney with any questions.

Chairman O'Donnell stated that there may be two different TDD's, one on I-35 and another on Walnut/Hwy 69 (Wal-Mart area). Each TDD can draw their boundaries and expand them at a later date with the inflow/exflow of businesses.

Other

Mr. Hamilton stated that he has resigned from the City of Cameron and will be going back to Kansas. He stated that it has been a pleasure working with the Board and thanked them for their help and dedication.

City Manager Mark Gaugh will help with Planning & Zoning issues until a replacement can be found.

Chairman O'Donnell asked Drew Bontrager to keep the Board updated on upcoming items as they come up so the Board can be prepared.

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hamlet to adjourn; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

Meeting adjourned at 6:37 pm.

Next scheduled meeting of the Cameron Planning and Zoning is November 14, 2016.

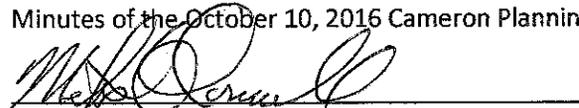
Minutes submitted by:

Chris Martin

Secretary Recorder

Cameron, MO 64429

Minutes of the October 10, 2016 Cameron Planning and Zoning Commission approved on Nov 14, 2016



Chairman Mike O'Donnell