

MINUTES
Regular Meeting
Cameron Planning & Zoning Commission
June 14th, 2010
City Council Chambers, Cameron, Missouri

Item 1. Call to Order

Chairman Michael O'Donnell called the meeting to order at 6:00p.m.

Commissioners Present:
Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
Keith Swindler
George Pratt
Stan Hendrix

Commissioners Absent:
Delvin Jackson

Others Present:
Frank Buck
Clyde Han

Item 2. Welcome and Introduction of New Commissioner

Chairman O'Donnell welcomed Mr. Swindler to the Planning and Zoning Commission

Item 3. Minutes from Previous Meetings

May10th, 2010

Chairman O'Donnell entertained motion to approve the minutes of May10th 2010; with corrections being made on Pg.2 Paragraph 2 statement should state that.... "No set back or fencing would be required as the property was "unchanged"Motion made by Mr. Garges, to approve the minutes of May10th with corrections; seconded by Mr. Pratt. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

Item 4. Public Participation

There was none.

Item 5. Unfinished Business

A. Public Hearing, Consideration of Additional Conditional Uses

A survey of 13 Missouri Cities which list conditional uses was given to the P&Z Commissioner for review. Some of the Cities include a broad category of “other uses” which gives the Commission wide authority. Yet, many do not list specific uses at all and give the Commission latitude depending on conditions.

Entertain motion to enter into a Public Hearing, motion made by Mr. Hendrix; seconded by Mr. Hamlet. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

Enter Public Hearing

Shellby Hendee addressed the P&Z about the possible additions that could be added to the “conditional uses”, these including “Bed and Breakfasts, Photography Studios, and Dog Grooming”. Mr. Hendee stated that these 3 uses had been brought before the P&Z on several different occasions. He also stated that Lees Summit has listed “PODS” in their conditional uses as well.

Chairman O’Donnell asked if there were any questions or discussion from anyone.

Mr. Garges stated that it seemed each lists of “uses” had been laid out to fit the specific needs of each Community, and P&Z needs to decide what’s best for “our” community.

Chairman O’Donnell stated that the 2 uses he felt needed to be added were the Bed and Breakfast and Photography Studios; however, he did like the idea of adding “PODS” as well.

Clyde Han addressed the Commission stating that “PODS” are currently considered as an “Accessory building”. Mr. Han also stated that the “PODS” are usually “set, loaded, and gone” within a week’s time; this does not allow time for a “conditional use permit” to be approved.

Mr. Hendrix asked if there are currently any City regulations in regards to “PODS”.

Mr. Han stated that there is not, but it has never been an issue.

Chairman O’Donnell asked Mr. Han if he felt dealing with it “internally” was the best way to control the issue.

Mr. Han stated that it was.

Chairman O’Donnell stated that he besides B&B’s and Photo Studios, and Offices; it should be limited to no more than 20% of floor space. And possibly adding and additional statement; “And other uses no covered in existing code book”.

Chairman O’Donnell asked Mr. Hendee if he would draft something up in ordinance form for the P&Z to review at the July meeting.

Mr. Hendee stated that he would.

Entertain motion to leave Public Hearing, motion made by Mr. Garges; seconded by Mr. Pratt. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

Mr. Hendrix made a motion to have Mr. Hendee draft the change in the ordinance and bring back for review at the July Meeting; seconded by Mr. Hamlet. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

B. Review Use of Recreational Vehicles in Commercial Districts

Mr. Hendee addressed the Commission giving them a copy of a “draft” with language aimed at addressing this issue.

***“No travel trailer, recreational vehicle or similar conveyance may be used for a purpose that involves occupancy by individuals such as office, school, classroom or similar use, unless the conveyance has its wheel, hitch, and axels removed, is permanently secured to a foundation and complies with all regulations for occupied structures.*”**

Chairman O’Donnell asked the Board there opinion of the draft.

Mr. Hendrix asked which districts this ordinance would pertain to.

Mr. Hendee stated that it would be all districts.

Mr. Han asked the Commission if this was currently an issue, or if they were just trying to prevent an issue.

Mr. Hendrix stated that there had been no major issues but there was a “hole” in the codes as there are none that deal with this particular issue.

Mr. Han also stated that he has allowed people to occupy recreational vehicles from time to time until there house was completed, but these were just temporary situations.

Mr. Pratt questioned about construction trailers and asked about Mr. Hendee reworking the draft ordinance to add clarification on “uses” and “time lines.”

Chairman O’Donnell state that the intent was good, however, he too felt it needed a bit more clarification.

Mr. Hendee will rework the draft and have at the July Meeting for review by the P&Z

C. Sign Ordinance Language

Chairman O'Donnell asked Mr. Han if he had time to review the information on the sign ordinances.

Mr. Han stated that he had; however, in some instances (i.e. Primitive Peddler) it gets difficult to decide what is "signage/advertising vs. design/decorations".

He then explained that going back to "purpose and intent" of an ordinance makes it much easier when trying to explain to someone why different ordinances exist.

Chairman O'Donnell asked Mr. Hendee if there was anyone available that might be able to help with re-writing this ordinance.

Mr. Hendee stated that he would get with Mr. Han and together they would see what language they could come up with that would clarify this issue.

Chairman O'Donnell asked Mr. Hendee what web site he used when researching these issues.

Mr. Hendee stated that the site was www.municode.com

Chairman O'Donnell then ask all members of the P&Z to do some research on their own using the web site and see if they might be able to come up with something as well. Also, mentioning to them to look up the RV info as well.

Item 6. New Business

A. and B. Comprehensive Plan/Land Use

Many of the projects listed in the City Council's prioritization include input or action by the Planning and Zoning Commission. City Manager David Watson has created 3 teams of staff members to plan and implement the projects. Of particular interest are the land use and provisions of the Comprehensive Plan which come under P&Z scrutiny.

Chairman O'Donnell asked Mr. Hendee about the P&Z being able to review a Land Use Map. He felt that by over laying the map with comprehensive plan, and seeing everything right in view, it would be easier to discuss roads, changes of annexation, and future land use.

Chairman O'Donnell also stated that he felt that the "BB" corridor needed to be looked at, especially with the relocation of "Dollar General", it's possible that whole area could be a Commercial District.

Mr. Hendee informed Chairman O'Donnell that he would get a Land Use map to the P&Z as soon as he got a change.

6. Miscellaneous

There was none to be discussed

Item7. Adjourn

Mr. Hendrix made a motion to adjourn the meeting; seconded by Mr. Hamlet. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

Meeting adjourned at 7:34p.m.

Minutes submitted by:

*Ellie M. Milbourn~Wenzel
Secretary Recorder
Cameron, MO 64429*