MINUTES
Regular Meeting
Cameron Planning & Zoning Commission
July 12th, 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:
Doug Swett~ Engineer of Kimley-Horn (Via conference call)

Item 2. Minutes from Previous Meetings
June 14th, 2010
Chairman O'Donnell entertained motion to approve the minutes of June 14th 2010. Motion made by Mr. Hendrix, to approve the minutes of June 14th; seconded by Mr. Hamlet. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

Item 3. Public Participation
There was none.

Chairman O'Donnell entertained motion to amend the agenda; placing New Business Item C to be discussed first, then Unfinished Business item A; following up with the remainder of New Business items.

Motion made by Mr. Hendrix, amend the agenda; seconded by Mr. Garges. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

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Item 4. New Business

C. Amended Site Plan Review, Dollar General Store

Engineer Doug Swett of Kimley-Horn asks that P&Z consider a revised site plan fir Dollar General Store which moves 4 parking spaces from the West boundary to the south side of the store. It also reduces the length of the east retaining wall and the amount of earth work necessary. Staff determined that the wall and sire preparation changes were substantial enough to warrant additional review by the Commission. Revised site plan was given to the Commission for review. Doug states that storm water management will not be affected; however, he is to provide revised calculations. Also given to the Commission was the storm waiter compliance review that was submitted to TranSystem by Drew Bontrager.

Chairman O'Donnell reminded the Commission that the "original" site plan had already been approved by the P&Z during a previous meeting. He then asked if anyone had any questions about the revised plan.

Shelby Hendee addressed the P&Z wanting them to know that he, Drew Bontrager and Doug had worked through all TranSystem comments prior to the evening meeting.

Mr. Swett stated that there was a revision to the detention pond as well, with the addition of an emergency overflow. He also stated that the "Truck turn movement" which had been in question would not be an issue as the movement indicated on the site plan is the "standard movement" for all Dollar General Stores, and unless the drivers were instructed otherwise, this would be the only movement they would take.

Chairman O'Donnell questioned the gutters, wanting to know where the water from the roof would be directed.

Mr. Swett stated that it has not been determined but he would contact the architect and get this information from him.

Chairman O'Donnell asked about the "backing" of trucks, and if this was a "general policy" for Dollar General.

Mr. Swett stated that it was.

Chairman O'Donnell asked if it would possible for Mr. Swett to obtain a copy of that specific Dollar General policy and send it to the Commission.

Mr. Swett stated that he would see what he could get and send that documentation or a letter from the developer stating the truck movement.

Chairman O'Donnell asked if there were any further question

There were none.

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Motion to approve the revised site plan for Dollar General Store was made by Mr. Pratt; seconded by Mr. Swindler. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

Chairman O'Donnell stated to Mr. Swett that this approval was under the consideration that the P&Z would receive all documentation that was asked for at the meeting this evening.

Item 5. Unfinished Business

A. Review Draft Ordinance, Amended Conditional Uses

Bed & Breakfast, Photo Studios, and Office uses have been added to the permitted list. Also added, by request of the Commission is language that allows the Commission to issue permits for those uses not specifically listed, but that meet the intent of the ordinance for neighborhood compatibility, adverse affect, conditions and other requirements. The City Manager has expressed concern about adding unspecific uses noting that they would be subject to interpretation by varying Commissions and City Council.

Chairman O'Donnell commented that if it was something "Not listed", then it just would not be allowed.

Mr. Hendee stated that it would be up to the City Council discretion as it whether or not an "unlisted" use would be allowed.

Chairman O'Donnell stated the he did agree with City Manager Watson; however; also felt that other options needed to be researched. He asked Mr. Hendee if this issue could possible be taken a step further to research what the "legal side" might be with the addition of these items.

Mr. Hendee informed Chairman O'Donnell that Mr. Watson stated that he would contact the City Attorney and get the information if the P&Z requested to do so.

Mr. Swindler stated that he thought the job of the P&Z was to "clear" items before they are sent to City Council.

Chairman O'Donnell commented that he felt if an item were to go straight to the Council, that it almost seemed as though there were a step missing in the process.

Chairman O'Donnell again stated that he would like to hear what legal council has to say about this issue. O'Donnell stated that if a decision were to be made, it needed to be done correctly the first time and he would like to table this issue until the Aug. meeting so that information from legal council can be obtained.

Item tabled until the August meeting.

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The P&Z was given a list of all "condition use" permits that have been approved.

Mr. Hendee stated that although he realized some of the "CUPs" were either, no longer in existence or never took place to start with, but he was unsure as to how to have them removed from "the books" if they were not in use.

Mr. Hendrix asked if the "CUPs" could be revoked.

Mr. Hendee stated that they could only be revoked if the requirements were not met.

Mr. Garges ask if the applicants could request to rescind the "CUP's" if not in use.

Mr. Hendrix stated that it was basically a "housekeeping" issue and the list just needed to be cleaned up. He asked if Mr. Hendee could contact the applicants and see if the "CUPs" were being used or if they were even still necessary.

The list was discussed by the Commission and Mr. Hendee will contact the applicants and report back to the Commission at the August meeting.

Item 6. New Business

A. Public Hearing, Use of Recreational Vehicles

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.

Language has been added to the Art. 21-7 allowing the City inspector to permit construction trailers, security facilities, and other temporary uses. Listed as follows;

> **No travel trailer, recreational vehicle or similar conveyance may be used for the purpose that involves occupancy by individuals such as office, school, classroom, or similar use, unless the conveyance has its wheels, hitch, and axel removed, is permanently secured to a foundation and complies with all regulations for occupied structures. Notwithstanding the above, the City Inspector may, upon review, approve the use of temporary structures such as construction trailers, security facilities and other uses of a temporary nature which he deems appropriate.**

Mr. Hendee asked the Commission if they would like to see this item in "ordinance form", or it they would like it to be passed straight to the council.

Chairman O'Donnell asked Mr. Hendee to bring this item back in "ordinance form" and the Commission would review it during the August Meeting.

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Entertain motion to leave 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.

Leave Public Hearing

Item to be reviewed during the August meeting after being drafted into ordinance form.

B. Public Hearing, Sign Regulations

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

Mr. Hendee addressed the Commission and stated that he felt the easier solution to this issue would be to add "electronic message centers" to Art #23-3.C.3 and repeal 3.C.4 (there will be no need for 3.C.4 since all the information is listed in 3.C.3)

Chairman O'Donnell asked the other Commission members if they had anything they would like to discuss.

They did not.

Chairman O'Donnell stated that he had talked briefly with Mr. Watson and felt that he still did not like the verbiage being used in the ordinance.

Mr. Pratt asked if the Commission should have Mr. Watson review what the ordinance and ask for him comments.

Chairman O'Donnell agreed with Mr. Pratt, stating that he felt this issue deemed further research.

Chairman O'Donnell suggested continuing this item until the August meeting, therefore, allowing more time for Mr. Hendee to check with Mr. Watson for his comments and also Commission more time to review.

Entertain motion to continue Public Hearing at the August meeting; Motion made by Mr. Hendrix; seconded by Mr. Pratt. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

D. Parking on Grass

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Concern has been expressed about a South Walnut property the use of which was recently reviewed by the P&Z and added to the list of permitted residential uses. The limited amount of front-yard parking was discussed and alternate parking proposed. The City has observed increased front-yard parking on the grass. While not wishing to disrupt the service provided, a way needs to be found to ensure parking compliance.

Mr. Hendee stated that a "variance" or "conditional use permit" had been suggested.

Chairman O'Donnell stated that the drive could be expanded, as long and the 25ft requirement is still met. He suggested possibly increasing the parking "area" not necessarily the "drive-way" itself.

He also stated that he would rather see concrete or asphalt used for the additional parking instead of gravel but realized that this is not a conditional the P&Z could enforce.

Chairman O'Donnell then commented that before going to a "variance" he would like to see what the applicant could do just to obtain additional parking spaces; adding 2 spaces on the East side and another 2 spaces on the North side.

Mr. Hendee stated that he would get with Clyde Han and tell him what had been discussed and then have him report back as to whether this will resolve the issue.

E. Field Crops in Commercial Districts

The Commission discussed whether to add "field crops" to the permitted uses in the C2 districts. Although this is not "excluded" from C2, it is also not "Included" in the permissible uses.

Mr. Pratt asked if anyone had ever had any objection to this use.

Mr. Hendee stated that there has been some objection.

Mr. Hendrix questioned if this is an item that would require a "Public Hearing".

Mr. Hendee stated that it would.

Chairman O'Donnell asked Mr. Hendee to get this item placed on the agenda at the next meeting with a Public Hearing.

Chairman O'Donnell asked if all Commission members had received the email with the site plan for Clinco, and the relocation of the recycling center.

Mr. Hendee stated that since this was a "public facility" it did not require review from the P&Z; however, Mr. Watson would like the P&Z to look at the site plan and review it.

Chairman O'Donnell stated that the relocation of the recycling center would be more convenient for the staff members, not to mention more convenient for the public.

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Mr. Swindler asked if by relocating to the Clinco property, if the recycling center would then be available on a 24/7 basis from drop off.

Mr. Hendee stated that it would be.

Chairman O'Donnell asked if there were any further questions.

There were none.

Entertain motion to approve the site plan for the relocation of the recycling center; Motion made by Mr. Hamlet; seconded by Mr. Hendrix. On voice vote the motion carries as follows; ayes-6, nays-0, abstentions-0, absent-1.

7. Miscellaneous

Chairman O'Donnell notes his concern about a tremendous amount of water located at the Wendy's property. He stated that he knew that Mr. Han and Mr. Bontrager were aware of the issue and had been to that location. He asked Mr. Hendee if he would follow up on this item and report back to the Commission with any information he might obtain from Mr. Han and Mr. Bontrager.

Chairman O'Donnell again told the Commission he would like to take a look at the Land Use map. He felt that annexation and the road systems were 2 huge items that needed to be discussed for future growth.

Item 8. Adjourn

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

Meeting adjourned at 7:24p.m.

Minutes submitted by:

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

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