

MINUTES
Regular Meeting
October 11, 2010
City Council Chambers, Cameron, Missouri

Item 1: Call to Order

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

Commissioners Present:

Chairman Michael O'Donnell

Mark Garges

George Pratt

Tom Hamlet

Keith Swindler

Delvin Jackson

Commissioners Absent:

Stan Hendrix

Item 2: Minutes from Previous Meeting

September 13, 2010

Chairman O'Donnell entertained motion to approve the minutes of the September 13, 2010 meeting.

Motion made by Mr. Hamlet to approve minutes of September 13th, with corrections:

(8th paragraph on page 3 to read; Bob Earley, neighbor to Mr. Cline, stated that the runoff from his field had remained the same for 30 years on all sides of his property. 1st paragraph on page 4 to add; ... into a district "with zoning" that closely reflects the area. Last sentence of 7th paragraph on page 5 to read; "commercial purposes" ... NOT growth purposes. 10th paragraph on page 5 to read; "future policy" ... NOT different policy. 12th sentence on page 5 to read "use" ... NOT request.)

Seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

Item 3: Public Participation

There was none.

Item 4: Unfinished Business

A: Public Hearing Continued, Sign Regulations

Additional discrepancies have been noted in the sign article. Items including banners, billboards, entrance/exit signs, etc are defined; however, they are not listed as uses in a specific zoning district.

Mr. Hendee addressed the Commission and stated that Mr. Watson has made some recommendations to the placement of banners, billboards, and other signs in the sign article. A copy of the West Carrollton, OH sign regulations was presented as another model to consider.

Mr. Garges questioned what needed to be included in the sign regulation, i.e. definitions.

Mr. Hendee stated that the type of sign would be determined by the content displayed or advertised. For example: Hours of operation on an entrance/exit sign is not a matter of public safety and would be considered an advertisement. Adding definitions would make the regulation easier to understand.

Chairman O'Donnell asked what the new sign across from Sutherlands would fall under and if it could impede traffic.

Mr. Hendee stated that it is an electronic message, off premises, sign. He stated that it cannot advertise anything that could be confused with a safety sign, i.e. stop sign, yield sign, etc. He also stated that it would be hard to prove in court that an electronic message or inflatable sign hinders traffic.

Mr. Garges stated that the signs across from Sutherlands have significantly increased.

Chairman O'Donnell suggested that the current sign article be reviewed and compared to the sample sign regulation from Ohio to get an idea of signs to add along with definitions.

Mr. Hendee suggested that the two sign articles be mingled together.

Chairman O'Donnell stated that there are types of signs listed on the Ohio sign regulation that need to be added to the current sign article. He also stated that the size restrictions need to be more descriptive.

Mr. Pratt asked who currently enforces the sign regulation.

Mr. Hendee stated that the Parks Department, Police Department, Clyde Han, and himself currently monitor signs.

Chairman O'Donnell asked Mr. Hendee to take the two regulations (Cameron and OH) and compare them to one another.

Mr. Swindler suggested that the comparison of the two regulations be placed into a matrix form to better compare them to one another.

Mr. Hendee stated that he would mingle the two regulations together in a matrix form and pass along to the Committee.

The public hearing will be continued during the November meeting.

B: Review of Proposed Ordinance, Field Crops in C-2

A draft ordinance was presented which amends the permitted uses section of the C-2, General Commercial article, adding field crops to the list of permitted uses.

Chairman O'Donnell pointed out that there is currently no definition of field crops in the zoning book. He suggested that a definition of what consists of a field crop be added.

Mr. Hendee stated that he will come up with a definition of a field crop and that another public hearing will need to be held in November.

Public Hearing will be continued during the November meeting.

Item 5: New Business

Chairman O'Donnell entertained motion to enter into a Public Hearing, motion made by Mr. Garges, seconded by Mr. Swindler. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

A. Public Hearing, Amended Zoning Districts to Include Conditional Uses

It has been recommended that office, bed & breakfast, and photo studios be added to the list of allowable conditional uses. It has also been decided to list permitted conditional uses within each zoning district to make it easier to find information.

Chairman O'Donnell stated that the purpose of the public hearing was to add and define conditional uses under each zoning district in order to alleviate confusion.

Mr. Swindler suggested that conditional uses that are repeated in subsequent districts be in a consistent order at the beginning of the list and any additions be added to the end of the list under each article.

Chairman O'Donnell stated that in order to rule on a conditional use request, the new use must be added to the article before the request can be granted to the applicant.

Mr. Hendee stated that Mr. Watson was concerned with certain conditional uses and the impact it could have on the neighborhood. He also stated that a decision would be made only after it was decided that there would be no adverse impact on the neighborhood.

Chairman O'Donnell stated that he was in agreement with the way the article was proposed.

Mr. Pratt asked about the process the Commission would have to go through if an individual requested a conditional use permit for bee keeping.

Chairman O'Donnell stated that if the request was not listed as an allowable conditional use, the Commission would have to hold a public hearing to consider adding the use. After the request was approved, the applicant would then have to apply for a conditional use permit. Then the Commission would have to look at the specific use and determine if the request would be granted.

Chairman O'Donnell stated that once the use was added as an allowable conditional use, it was there for good.

Mr. Pratt stated that adding a use could be regretted at a later date.

Mr. Pratt stated that the process of adding an item to the allowable conditional uses and hearing a request from an applicant at the same time could cause someone to think that the Commission will go along and grant the request for the applicant.

Chairman O'Donnell stated that the Commission will not want to listen to the applicant's request until the use is added to the list. He stated that it takes away from the Board when an approval is made *based* on the later approval of the City Council. It is possible that there could be a 3 month lag time.

Chairman O'Donnell also stated that once Planning & Zoning begins to rule on a decision, what the individual wants must be ignored and a correct decision must be made based on the facts and how it could possibly affect the neighborhood/community.

Chairman O'Donnell asked the Commission if the items currently listed under each article were appropriate and if there were any others that needed to be added.

Mr. Hendee stated other communities had items on their Conditional Use list that are currently not included on the City's list.

Chairman O'Donnell suggested looking at the other communities and adding items to the list that could be requested in the future.

Chairman O'Donnell asked Mr. Hendee to email the list of other items to the Board so they can be reviewed before the November meeting. He also suggested making a matrix of the items in each zoning district so it will be easier to compile and compare.

Mr. Hendee suggested adding the matrix to the Conditional Use Article.

Chairman O'Donnell pointed out that the word kennel is used to describe multiple dogs and that it might be a good idea to change the wording to better describe the allowance of multiple dogs. The current description is confusing.

Public Hearing will be continued in November.

Item 6: Miscellaneous

A. Alley Vacations

1. Horizon State Bank

Horizon State Bank has indicated that they are no longer interested in vacating two alleys behind the bank. They are currently in the process of resolving an issue with a neighbor who had an earlier objection to vacating an alley behind the Bank.

The Bank intends to keep an access agreement on the East side of the property.

The City may not need to take action.

Chairman O'Donnell stated that issues like this become a problem when an owner wants to sell the property.

2. Roy Bottorff

Roy Bottorff has petitioned to vacate two alleys that border his property at 518 W Prospect. Mr. Bottorff is to check with the title company to make sure the alleys are allocated before the issue is pursued.

B. Future Zoning Amendment

A Public Hearing will be held in November for Julie Evans who is requesting a change in the zoning classification of her residential property. Ms. Evans would like to construct a couple vehicle storage buildings.

A Public Hearing will also be held in November for Ross Woerth who is petitioning to change the zoning classification to Commercial Zoning at the mobile home park for a commercial building.

C. Other

Chairman O'Donnell asked about rent-a-spaces in a C-2 district.

Mr. Pratt asked where a rent-a space fit; possibly self storage.

Chairman O'Donnell stated that rent-a-spaces would fall under an accessory building.

Mr. Pratt stated that they were not currently listed as a conditional use.

Mr. Hendee will add self storage units to a C-2 district.

Mr. Swindler asked if there were any restrictions to a conditional use.

Chairman O'Donnell stated that there could be restrictions. The conditional use can be allowed and legal; however, it is possible to restrict the use.

Chairman O'Donnell questioned the proposal brought before the Commission by Mr. Han regarding Mike Earley's request to building a commercial building at Harris and W. Grand. Mr. O'Donnell was under the impression that there would only be doors on the North side of the building; however, when driving by the building he noticed that there was doors on the South side of the building and new gravel.

Chairman O'Donnell stated that the Board allowed an informal presentation and based their decision wholly on Mr. Han's presentation. He stated that the idea of non-formal presentation will probably not be considered in the future so the Board is not put into the position of unfair or incorrect rulings.

Mr. Pratt stated that the plans for the building should have been included in the building permit.

Chairman O'Donnell stated that if something changed from the original plan, it should have been brought back to the Board for approval.

Item 8: Adjourn

Chairman O'Donnell entertained motion to adjourn. Motion made by Mr. Swindler; seconded by Mr. Hamlet. On voice vote, the motion carried as follows: ayes – 5, nays – 0, and absent –2.

Meeting adjourned at 7:09 pm.

Minutes submitted by:

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