

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
January 10, 2011
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
Tom Hamlet
Stan Hendrix
Keith Swindler
George Pratt (6:10)

Commissioners Absent:

Delvin Jackson

Others Present:

None

Item 2: Minutes from Previous Meeting

December 13, 2010

Mr. Garges made a motion to approve minutes of December 13, 2010; Seconded by Mr. Swindler. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

There was none.

Item 4: Unfinished Business

A: Review Continued, Sign Regulations

Mr. Hendee addressed the Board and reviewed the additions and modifications that have been added to the sign regulations after conversations with Scott Michie of Bucher, Willis, and Ratliff, advice from Richard Sheets of MML, review of regulations put in place after Supreme Court Decisions from the LaDue and Gladstone case and a study of other Missouri communities, laws, and reports.

It has been recommended that a 36 sq ft sign allowance could be the best way to go because enforcement of the rule would be easier to enforce and it would increase the current number of allowed signs by 50%.

Mr. Garges asked if the front and back of a sign would count as one sign.

Mr. Hendee stated that each sign face would count as a sign.

Mr. Hendee also stated that exemptions to the regulation would be the United States flag, State flag, and flags representing armed forces along with holiday lighting displays.

Mr. Hendee stated that that City Manager would like to run the final proposed regulation by the American Civil Liberties Union and the City Attorney would like to run the proposed regulation by Bucher, Willis and Ratliff.

Chairman O'Donnell stated that the residents should be thought about when making a decisions and what they may or may not want in their neighborhoods. I.e.: 1 large sign or multiple smaller signs. He also stated that most signs would be double sided.

Chairman O'Donnell stated that he would like to send the proposed regulation to the ACLU and Bucher, Willis and Ratliff. He also stated that the regulation would have to have a public hearing.

Mr. Hendee stated that the old sign article will be repealed and the new article put in its place.

Chairman O'Donnell would like to have the final review of the article during the March meeting and recommended to City Council following P&Z approval.

The Board went through the proposed sign regulation and answered questions Mr. Hendee and Mr. Watson had.

Chairman O'Donnell suggested that inflatable signs be added as a conditional use for commercial businesses. Mr. Hendee will do additional research as to what other communities currently do and bring the findings back to the Board.

Chairman O'Donnell stated that what was presented is workable and would like the cleaned up article and current article brought back to the February meeting for review.

Mr. Pratt asked what would happen if a sign does not meet regulations.

Mr. Hendee stated that the Board of Adjustments has the power to regulate sign regulations and they can grant a variance to meet individual needs.

Chairman O'Donnell stated that the discussion would be continued with a public hearing in February.

B: Public Hearing Continued, Conditional Uses

Updated matrixes were provided to the Board for review. The Board went through the matrixes and discussed removing or adding uses to certain districts.

Towers were removed from the R-1 and C-1 districts. The R-1 district is the most restricted residential district and the Board felt that a tower could impede the resident's rights. The C-1 district encompasses the downtown area and there is currently not a place for a large tower.

Private Athletic Fields were removed from certain residential districts.

Chairman O'Donnell stated that he saw a private athletic field as mostly an individual use where individuals are charged for lessons or use. He also stated that private fields would not be regulated by the Park Board.

Mr. Garges asked about a private field in a subdivision.

Chairman O'Donnell stated that the use could always be added back in at a later date if there was a request or need.

Chairman O'Donnell suggested adding field crops as a conditional use because it would allow for more regulation and monitoring before becoming allowed in a specific district. When the individual brought

the request to the Board, the steps could include how run-off and erosion control would be handled and allow for neighbors opinion.

Chairman O'Donnell asked Mr. Hendee to re-write the proposal and bring back in February. The Public Hearing will continue in the month of February.

C: Sidewalk Construction – Review two-year rule

Sidewalk construction regulations are currently being researched to see what other cities in the State of Missouri do to regulate timely construction. Rules in the City of Cameron are currently being researched because some points do not currently have timelines which clearly lay out when construction should start and finish.

Mr. Pratt stated that the City would like clarification of the rule because currently the rule assumes that there will be one developer throughout the whole process.

Mr. Garges stated that the problem happens when there are multiple developers and there is a question of what developer is responsible for the sidewalk construction.

Mr. Hendee stated that the City currently does not bond for sidewalks.

Mr. Pratt asked if the City would like to see sidewalks added to the developers' burden.

Mr. Hendee stated that the City currently has no opinion or comment and would like Planning & Zoning's suggestion.

Chairman O'Donnell stated that the City currently splits 50/50 on cost when repairing existing sidewalks. He feels that if the City thinks repairing sidewalks is important that it should be equally important to not leave a stop gap in a walkway for cosmetic and safety reasons.

Mr. Pratt asked if it would be possible to take the later of the plat approval or construction permit for the timeframe which would start the clock for sidewalk construction.

Mr. Hendee stated that that could be possible.

Chairman O'Donnell stated that the developer, neighbor and subdivision should be reviewed at the same time. Safety is the most important element.

Chairman O'Donnell also stated that developers need to take responsibility for existing sidewalk destruction and the repairing of such sidewalk.

Chairman O'Donnell asked Mr. Hendee if the issue and clarification of the current rule would require a public hearing. If a public hearing is required, initiate next month and provide the current ruling for the February meeting. If nothing else, the ordinance needs to be updated to be more specific.

Item 5: New Business

None

Item 6: Miscellaneous

A: Code Enforcement

Chairman O'Donnell voiced concerns that current codes are not being enforced and some codes are not consistently enforced. He understands that using judgment and common sense when enforcing rules is one thing but not enforcing rules is another matter. If Planning and Zoning takes the time to try and make the community a better place, care should be taken to enforce said rules.

Item 8: Adjourn

Chairman O'Donnell entertained motion to adjourn. Motion made by Mr. Hamlet; seconded by Mr. Garges. On voice vote, the motion carried as follows: ayes – 6, nays – 0, and absent –1.

Meeting adjourned at 7:52 pm.

Minutes submitted by:

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