

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
March 14, 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 (left 6:50)
Mark Garges
Tom Hamlet
Keith Swindler
George Pratt
Delvin Jackson

Commissioners Absent:

Stan Hendrix

Others Present:

Shellby Hendee
Frank Buck
Julie Becker
Andrew Bottrell – Cameron Newspaper

Item 2: Minutes from Previous Meeting

January 10, 2011

Chairman O'Donnell entertained motion to approve the minutes of the January 10, 2011 meeting as corrected. Motion made by Mr. Garges to approve minutes of January 10, 2011;

(1st paragraph on page 2 under Item 4:A to read 36 sq ft sign allowance NOT 36 ft sign allowance. 4th paragraph on page 2 under Item 4:A to read Mr. Hendee also stated that exemptions to the regulation NOT Mr. Hendee also stated that two exemptions to the regulation.

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

Item 3: Public Participation

Julie Becker – 424 East 3rd Street, Cameron, MO – addressed the Board and voiced concerns she has with the sign ordinance discussion.

Ms. Becker would like to commissions to discuss the digital sign located at Walnut and Grand Avenue and the issue of moving picture video on the screen. Ms. Becker believes that the video could

potentially be a driving hazard because the sign could cause drivers to focus on the video and take their focus off the road and other drivers.

Ms. Becker also voiced concerns about the square footage allowance of signs. She believes that restricting a large sign could be considered petty.

Item 4: Unfinished Business

A: Public Hearing, Amendment to Sign Regulations; Recommendation of Ordinance

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

Mr. Hendee addressed the Board and reviewed the proposed Sign Ordinance, which repeals the current section and replaces it with the revised language. Scott Michie of Lochner (BWR) prepared a memo which was presented to the Board.

Mr. Michie recommended that certain sections be amended, edited, added, or eliminated. The Board, along with Mr. Hendee and Mr. Watson should review Mr. Michie's recommendations and adopt some of his suggestions into the ordinance.

Mr. Hendee recommended that a special committee be formed to work on the sign ordinance. Chairman O'Donnell, Mr. Garges, Mr. Hendee, and Mr. Watson will set-up a time to work on the sign ordinance before the April meeting.

Mr. Hendee stated that Drew Bontrager suggested that an exemption be added to the ordinance that would allow Government signs (traffic signs, regulatory signs, population signs, etc) to be placed on private property.

Chairman O'Donnell stated that Government signs are not placed on private property for liability purposes and that the City of Cameron does not normally place signs on private property.

An exception will not be added to the ordinance.

Chairman O'Donnell suggested that inflatable signs be added to the ordinance. Mr. O'Donnell would like to have the ordinance state that an inflatable sign can be up to a certain height and if it will be any taller, the individual would require a conditional use permit.

Mr. Pratt stated that obtaining a conditional use permit for an inflatable sign could be difficult because inflatable signs are usually temporary and occur around a business promotion.

Mr. Hendee stated that a temporary sign over 20 sq ft needs a permit and Clyde can usually issue the permit within 24 hours.

Mr. Hendee recommended that the Board set a height requirement for the inflatable sign and require that anything taller requires a conditional use permit. Mr. Hendee stated that individuals and business owners plan for their promotions and they should have enough time to go through the steps for the permit.

Mr. Garges asked how sign ordinances are enforced after they are put into place.

Mr. Hendee stated that the City enforces the ordinances on a complaint and observation basis.

Chairman O'Donnell asked if other communities allowed an electronic sign on a lot without a building or business.

Mr. Hendee stated that other cities either do not allow electronic signs at all or they allow them as long as they do not show anything inappropriate.

Mr. Pratt asked what would happen if the city did not want a sign in a certain area of the city.

Chairman O'Donnell stated that electronic signs could be added as a conditional use in specific districts.

Frank Buck – 203 West 13th, Cameron, MO – suggested that the Cameron Safety Committee meet and research electronic signs and accidents that have occurred because of them.

Public Hearing will be continued during the April meeting.

B: Public Hearing Continued, Conditional Uses; Recommendation of Ordinance

Mr. Hendee addressed the Board and stated that the conditional use ordinance has been reviewed, modified, and tailored to meet the needs of the Cameron Community.

Military exceptions have been added to the ordinance that allows exceptions, for up to one year, for vehicle parking & licensing, extending vehicle tax payments, and the number of dogs at a residence for military personnel who are on active duty and serving overseas. A valid military order must be presented. Exceptions to the one year time frame may be granted if there are military-related circumstances.

Chairman O'Donnell asked if there were any comments from the public.

There were none.

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

Chairman O'Donnell entertained motion: Mr. Garges made a motion to present to City Council the Conditional Use Permit Ordinance, seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

The proposed Conditional Use Permit Ordinance will be presented to City Council at their next meeting.

Item 5: New Business

None

Item 6: Miscellaneous

A: First Baptist Church parking

Mr. Hendee stated that the First Baptist Church plans to add concrete parking on the existing gravel parking areas. Clyde Han has approved the plan.

Chairman O'Donnell asked if run-off will change on the parking lot.

Mr. Garges stated that he would like to be consistent when allowing changes to existing structures or in this case parking lots. He does not want to allow one person or group to do something that the Board would normally not allow another person to do.

Mr. Hendee stated that he would have Clyde email the Board in response to their concerns.

B: Other

Mr. Garges stated that he would like to see the two-year sidewalk construction rule added to the April agenda.

Mr. Swindler addressed the Board and stated that the April meeting of Planning and Zoning would be his last meeting serving as a commissioner. He will be moving out of the area and is thankful for his time on the Board.

Item 8: Adjourn

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

Meeting adjourned at 7:02 pm.

Minutes submitted by:

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

Minutes of the March 14, 2011 Cameron Planning and Zoning Commission approved on _____, 2011

Chairman Michael O'Donnell