

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
May 9, 2011
City Council Chambers, Cameron, Missouri

Item 1: Call to Order

Chairman Michael O'Donnell called the meeting to order at 6:05pm.

Commissioners Present:

Chairman Michael O'Donnell
Stan Hendrix
Tom Hamlet
George Pratt
Delvin Jackson

Commissioners Absent:

Mark Garges

Others Present:

Shellby Hendee
David Fry – City Council Member
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 March 14, 2011 meeting, motion made by Mr. Hamlet, seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Item 3: Public Participation

There was no public participation.

Item 4: Unfinished Business

A: Public Hearing Continued, Amendment to Sign Regulations; Recommendation to City Council

Scott Michie of Lochner, BWR Division reviewed the proposed sign ordinance and made various recommendations. A sign committee was formed which included Mike O'Donnell, Mark Garges, City Manager David Watson, and Shellby Hendee. The committee met and went over the suggestions and compared the suggestions to the current ordinance. All suggestions were reviewed and items were added, modified, or changed to help improve the sign ordinance. Typos and grammatical errors have also been corrected in the ordinance.

Mr. Hendee stated that as of now, there are no restrictions on electronic message centers in the sign ordinance. The issue has been researched and there is currently no record of electronic sign restrictions discussed in court.

Julie Becker spoke and stated that she is still opposed to electronic signs flashing advertisements on the screen like a TV display. As a citizen, she is worried about the traffic accidents that could happen.

Chairman O'Donnell stated that he would like to revisit the electronic sign issue at a later date.

Mr. Hendee suggested that all of the graphics in the ordinance should look the same and be clear to read. Two bids were received for the drawing of 24 line drawings of sign examples for the ordinance. Lochner's bid estimated approximately \$3,600 and Thomas Keller estimated approximately \$300.

Mr. Pratt suggested that the graphics be labeled as to the type of sign and the allowed height.

Mr. Hendee stated that all of the captions would be labeled.

Chairman O'Donnell stated that he would like to hire someone to produce the signs so they would be uniform.

The Board recommended to accept Mr. Keller's bid of approximately \$300 to drawl the sign examples.

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

There were none.

Chairman O'Donnell entertained motion to leave Public Hearing, motion made by Mr. Hendrix, seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Mr. Hendrix made a motion to recommend to City Council to adopt the new Sign Requirements as corrected along with completed graphics, Mr. Pratt seconded. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Chairman O'Donnell stated that as times change, the sign requirements will be re-visited and changed to better fit the community.

Item 5: New Business

A: Recommendation of Replacement Commissioner to City Council

Ronnie Jack, Artis Stuebener, and Gene Simmons have shown interest in serving on the Planning & Zoning Commission.

Mr. Hamlet made a motion to recommend to City Council that Artis Stuebner serve as the replacement commissioner, seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

B: Discussion Regarding Sidewalk Construction in New Subdivisions

The current two-year sidewalk construction requirement in new subdivisions was discussed. Currently, there is a requirement for sidewalks to be installed in new subdivisions; however, the ordinance allows for spaces between finished and unfinished homes. The City has recognized the need to fix broken sidewalks in the community and has a cost share program plan with the community. The Board feels the need should also focus on unfinished sidewalks.

Chairman O'Donnell suggested that the current requirement be tightened up to include who is untimely responsible for installing the sidewalk and the time frame in which the installation should be completed. Currently the start time clock is unpredictable and unclear as to who is responsible.

Chairman O'Donnell also suggested that if the sidewalk is not installed, the City would install the sidewalk and charge the responsible party for the cost.

Mr. Hendrix asked if other communities had been research to see how they handle the sidewalk completion issue.

Mr. Hendee stated that he has done minimal research but in the communities he contacted, there was very little guidance.

Mr. Pratt stated that the City currently expects curbs, gutters, drainage systems, etc to be installed and that sidewalks are equally important. Homeowners expect their subdivisions to be complete and safe. He also stated that incomplete infrastructure is inconvenient for the homeowners when the subdivision is in the growth stage or when growth is stalled due to decreased interest or the current economy.

The Board expressed interest in asking Clyde Han, City Inspector, to speak to the Board or submit a list of pros and cons of the sidewalk issue to the Board. They would also like Mr. Han to give suggestions on the timing of installation.

Chairman O'Donnell would like to explore the possibility of setting a timeframe of having the sidewalks installed no longer than two years from the final plat and the possibility of having the City bond back a certain amount of money to insure sidewalks will be completed.

Mr. Hendee is to take the current ordinance and insert discussed topics and Clyde's comments as a starting point for discussion.

C: Discussion Regarding Code Enforcement

Currently it is understood that ordinances and rules are being enforced on a complaint only basis.

Chairman O'Donnell commended Clyde Han and his staff on doing a good job enforcing the various ordinances and rules.

Chairman O'Donnell also stated that by listening to the public, codes have been re-vamped and improved over the years to better serve the public.

Mr. Hendrix would like to know what City Council's policy is on code and ordinance enforcement and the circumstances for the development of the rule. Mr. Hendrix would also like to know how recommending changes to the City Council affects the Board and what is done.

Chairman O'Donnell would like Clyde to look at code violations from a year ago and compare the year-old violations to current violations.

Mr. Hendrix stated that he would like to see better participation from the public.

Item 6: Miscellaneous

City Council passed the Conditional Use Provisions of the Zoning Ordinance.

There will be an Ethics Workshop Monday, May 16, 2011 at 5:30pm at City Hall.

Item 8: Adjourn

Motion made by Mr. Hendrix to adjourn; seconded by Mr. Hamlet. On voice vote, the motion carried as follows: ayes – 5, nays – 0, and absent –1.

Meeting adjourned at 7:45 pm.

Minutes submitted by:

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

Minutes of the May 9, 2011 Cameron Planning and Zoning Commission approved on _____, 2011

Chairman Michael O'Donnell