

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
September 12, 2011

Item 1: Call to Order

Mark Garges called the meeting to order at 6:04pm.

Commissioners Present:

Chairman Michael O'Donnell

Mark Garges

Tom Hamlet

George Pratt

Delvin Jackson

Commissioners Absent:

Stan Hendrix

Others Present:

Chris Johnson – Cameron Newspaper

Mark Gaugh

Clyde Han

Ed Schmidt

Item 2: Minutes from Previous Meeting

August 8, 2011

Chairman O'Donnell entertained motion to approve the minutes of the August 8, 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

None

Item 4: Unfinished Business

A: Commission Vacancies

Planning & Zoning is currently short 1 commissioner on the Board. Advertisements for the open position have been posted in the Cameron Newspaper and the City of Cameron website.

Last month, 5 applications were received and all 5 applicants were invited to the September 12th meeting to ask any questions they may have or for the current Board to ask questions if needed.

The 5 applications received were: Edward Schmidt, Gene Simmons, Bill Kirkemo, Joseph Jones, and Kim Manning. Kim Manning is not eligible for the position because she lives outside of the city limits.

Edward Schmidt was present at the meeting.

Mr. Gaugh asked Mr. Schmidt if he had any questions for the board.

Mr. Schmidt stated that he has always had an interest of Planning & Zoning and when he attended the NW Missouri Leadership Conference they gave a good run-down of what Planning & Zoning entails.

At one point, Mr. Schmidt also took a class to be a community economic director.

Mr. Schmidt stated that he is far from an expert but willing to learn.

Chairman O'Donnell thanked Mr. Schmidt for attending the meeting.

Chairman O'Donnell stated that all applicants provided resumes and were invited to the September meeting. Chairman O'Donnell would like the Board to make a recommendation to City Council at the next City Council meeting.

Mr. Pratt made a motion to recommend to City Council that Mr. Edward Schmidt serve as a commissioner on Planning & Zoning, seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Mr. Edward Schmidt will be recommended as Planning & Zoning's choice as commissioner to City Council at the September 19, 2011 regular meeting.

B: Sidewalk Construction Regulation

Chairman O'Donnell stated that he feels strongly about sidewalk construction; however, if the board does not want to pursue the issue, it can be put to bed.

Chairman O'Donnell suggested that the wording of the current regulation be changed to state a sidewalk should be constructed no later than 3 years after the final plat is approved.

Mr. Pratt asked how long the final plat is good for.

Mr. Han stated that the final plat is acceptable forever or until revoked.

Mr. Han also stated that there could be multiple final plats on the same property.

Mr. Pratt asked what would happen if construction is put on hold. Is there a way to stop or revise the final plat?

Mr. Han stated that the final approved plat can always go through the appeals process.

Chairman O'Donnell stated that the City already has the right to put in an unfinished sidewalk and charge the appropriate responsible party for the cost.

Mr. Han stated that it is hard for the developer/builder to construct a sidewalk when they are completely out of money. He also stated that suing someone that is out of money is pointless.

Chairman O'Donnell stated that gaps between finished portions of a sidewalk takes away from the neighbors and defeats the whole purpose of a sidewalk.

Mr. Pratt stated that he agrees with cleaning the regulation up so in the future, things are more efficient and put-together.

Chairman O'Donnell stated that bonding the sidewalk is a good idea because there will be money available for a sidewalk when the project is completed.

Chairman O'Donnell stated that when the Comprehensive Plan was completed, sidewalks were very important to the people in the community.

Chairman O'Donnell would like to ask the City Attorney what the best way to secure the money is.

Mr. Han stated that even though the final plat is approved, construction may not be started for a period of time. Mr. Han would like the Board to think about how a time limit will affect a property that has no infrastructure.

Mr. Pratt stated that the sidewalks should be tied in with the roads and curb gutter. Mr. Pratt would like to also ask the City Attorney how to tie everything together.

Chairman O'Donnell stated that sidewalks are not platted on the final plat.

Mr. Han stated that the final plat must be accepted before a building permit is issued. He also stated that a certificate of occupancy will not be issued until the sidewalk is installed.

Mr. Han stated that re-writing the regulation to say a sidewalk must be installed 3 years after the final plat is signed could possibly require a builder/developer to install a sidewalk where a house has not yet been built – there could possibly be a sidewalk in the middle of vacant ground. The ideal way to write the regulation is to tie the sidewalk to the infrastructure.

Chairman O'Donnell stated that he would like to sit down with Clyde and put together a logical solution to the issue and bring back the ideas to the Board at a later date.

Item 5: New Business

A: Weed Ordinance Review

Mr. Han stated that an issue was brought to City Council about an individual who was issued a summons because the weeds were not mowed in the public right-of-way which was located on their property. Mr. Han stated that a summons was issued that stated the individuals needed to mow the weeds and nothing was done by the party. A court date was also set where the individuals did not show-up to court.

The individuals were upset because the majority of their yard was mowed and they felt that the fine should be reduced.

Mr. Han would like the Board to look at the current weed ordinance and see if there needs to be a modification to the ordinance or the enforcement of the ordinance.

Mr. Garges asked if the area in question is a difficult place to mow.

Mr. Han stated that it can be difficult to mow the area; however, the individuals have always mowed the area in the past. Since the issue has been brought to City Council, the individuals have mowed the area.

Mr. Han stated that there are some properties in the City of Cameron that have large slopes of 30° or more and are difficult to mow. These difficult areas are seen as *exempt* from mowing because individuals, the City, and the State do not have the equipment to mow these areas. In these areas, the City will do tree control and a burn-off of weeds.

Mr. Han stated that when an individual is issued a summons to mow the weeds, the letter states that if there is a hardship they need to contact the City. Mr. Han stated that there are people in the community that will help maintain these problem spots for a short period of time to help out the elderly or handicapped.

Mr. Pratt asked if there was a need to re-work the weed ordinance.

Chairman O'Donnell stated that he believes that Clyde handles the weed control issue very well and that his opinion is the ordinance does not need to be changed.

Mr. Pratt agreed with Chairman O'Donnell.

Mr. Garges asked if there was something in Clyde's letter that addresses a hardship.

Mr. Han stated that there is a blurb that states if assistance is needed to mow the weeds, they should contact Code Enforcement.

Mr. Hamlet stated that if the individuals are given an alternative, the ordinance should be left alone.

The Planning & Zoning Commission discussed the weed ordinance in depth and decided that the way it is currently written is good. Planning & Zoning does not recommend any changes at this time.

Item 6: Public Participation

None

Item 7: Miscellaneous

Email Addresses

Chairman O'Donnell asked for the email addresses of all the commissioners. He stated that if they know of anything that should be placed on the agenda, they should let Mike know so the topic can be added.

Chairman O'Donnell stated that he would like the Planning & Zoning books to be updated and current.

Storm Water Ordinance

Chairman O'Donnell asked about the new storm water ordinance – Chairman O'Donnell was under the impression that former city manager David Watson had a copy of the revised ordinance and it was under review. Mark Gaugh will check on the status.

Sign Ordinance

The Sign Ordinance was passed on the first review by City Council.

Weeds

Mr. Hamlet stated that he had been approached by a citizen about weeds growing around fire hydrants.

Cameron Hospital

Mr. Han stated that the engineer for Cameron Regional Medical Center has completed the plans for the operating room expansion. The operating room will expand CRMC approximately 7,764 sq. ft. which is less than 10% of the overall hospital. Planning & Zoning is not required to review the plans; however, Mr. Han will share the plans with Planning & Zoning.

The increase in storm water run-off has been re-calculated and a few of the fire hydrants will be moved.

Walnut Clinic

Mr. Garges asked about the progress on the Walnut Clinic.

Mr. Han stated that the concrete has been removed and that grass will eventually grow. This was the original plan.

Item 8: Adjourn

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

Meeting adjourned at 7:13 pm.

Minutes submitted by:

Chris O'Donnell
Secretary Recorder
Cameron, MO 64429

Minutes of the September 12, 2011 Cameron Planning and Zoning Commission approved on _____, 2011

Chairman Michael O'Donnell