

NOTICE OF REGULAR MEETING
Cameron Planning and Zoning Commission

Monday, March 12, 2012

6:00 p.m.

City Hall

AGENDA

1. Call to Order. Michael O'Donnell, presiding
2. Approval of Minutes of the Previous Meeting (February 13, 2012)
3. Public Participation
4. Unfinished Business
 - A. Public hearing; Zoning; Article 21. Supplementary District Regulations.9. Commercial Permit Approval – Ordinance for Council
 - .B. Public Hearing; City Ordinance, Chapter 10 – Subdivisions. Article IV. – Design Standards, Division 2. – Streets. Sec 10-116 – Sidewalks; Sidewalk requirements – results from Chillicothe, Kearney, Excelsior Springs and Smithville.
 - C. Checklist review – comments from commissioners
 - D. Zoning books distributed as requested.
5. New Business
 - A. Condition Use Permits; Review of "Termination" ordinance for Council.
6. Public Participation
7. Future
 - CRMC Site plan review for "Accessory" building 40X60- preliminary site plan & permit app attached
 - Zoning change R-2 to C-2, Railroad Heights
8. Miscellaneous
 - Next scheduled meeting April 9, 2012
9. Adjourn

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
February 13, 2012

Item 1: Call to Order

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

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
George Pratt
Edward Schmidt

Commissioners Absent:

Tom Hamlet
Stan Hendrix
Delvin Jackson

Others Present:

Mark Gaugh – City Manager
Clyde Han
Drew Bontrager
Jerry Hoppenthaler
Chris Johnson – Cameron Newspaper

Item 2: Minutes from Previous Meeting

November 14, 2011

Chairman O'Donnell entertained motion to approve the minutes of the January 9, 2012 meeting as corrected. Motion made by Mr. Pratt to approve the minutes of January 9, 2012;

17th paragraph under Item 5: New Business A to read: Mr. Schulte stated that he believes the utilities (water) is in MO DOT's right of way and is not currently included in an easement. NOT Mr. Schulte stated that he believes it is MO DOT's responsibility as they have the utilities.

Seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 3: Public Participation

None

Item 4: Unfinished Business

A: Site plan review for commercial project at 110 E Grand Ave.

At the January 9, 2012 Planning & Zoning meeting, the Board conditionally approved a site plan for Jerry Hoppenthaler to build at 110 E. Grand Ave. The Board passed the site plan on 3 conditions:

1. A letter from Transystems recommending approval of the storm water plan

2. Proof of recorded easements
3. Actual/final storm water calculations

All of the requested items were received prior to final approval and were presented to the Board at the February meeting.

In the original site plan, an addition to the building was unintentionally left out and was not submitted to the Board for approval. Mr. Hoppenthaler would still like to include the addition in the structure. The addition would match the rest of the building and grass will remain around the addition.

Mr. Bontrager reviewed the increase of storm water that would be draining into the drainage area.

The increase was minimal and Mr. Bontrager did not feel that the increase required another 3rd party review.

The site plan for the addition to the building for the 30 X 42 addition was presented to the Board.

Chairman O'Donnell entertained a motion to approve the addition to the building located at 110 E. Grand Ave and the final site plan for Mr. Hoppenthaler. Motion made by Mr. Schmidt, seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

B: Storm Water Presentation

The City of Cameron has been using the same storm water plan that was developed by Snyder and Associates in 1996. The plan is still functional however it does not match the KC Metro and APWA standards and guidelines.

Drew Bontrager has been reviewing the revisions made by APWA and is currently comparing them to the City of Cameron's requirements.

Mr. Bontrager stated that he will be discussing the City's current standards and possible revisions with the City's 3rd party engineer to make sure the *changes* will work for the community. The end goal is to make Cameron's storm water plan reflect APWA standards as much as possible as this is the guidelines most builders use.

Mr. Bontrager also stated that there will be Public Hearings to discuss changes and revisions before a final decision is made.

Chairman O'Donnell stated that he would like to see the revised plan ready for public hearing by late spring.

Mr. Bontrager stated that he will keep Mr. Han and the Planning & Zoning Board informed with the process.

Item 5: New Business

A: Public Hearing – Building Permit Requirements: Zoning Code

Chairman O'Donnell entertained a motion to enter public hearing. Motion made by Mr. Garges, seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Mr. Han addressed the commission and stated that the main purpose of Planning & Zoning is to review proper land use of new projects and additions to make sure they are in accordance with zoning regulations. The way the "Commercial Permit Approval" language currently reads states that the commissions is also to review structural drawings and check the compliance of current building codes.

Mr. Han suggested that under Article 21 Regulation 9: Commercial Permit Approval – *City building and* (bolded below) should be removed.

9. Commercial Permit Approval: Prior to the issuance of a building permit for the construction of any building or structure in any commercial district, except CM-P, or prior to same in any industrial/manufacturing district, or in the R-3 Multi-family residential district, or any addition to any existing building or structure therein consisting of more than ten percent (10%) of the floor area of the existing building or structure, the Planning and Zoning Commission shall first consider the application and project plan for compliance with appropriate **City building and** zoning regulations.

Mr. Han also recommends removing the language “the fee must be included at the time of application” in paragraph E;1).

Chairman O’Donnell asked if the calculations of the change in storm water will already be calculated before it is brought to Planning & Zoning.

Mr. Han stated that the increase in storm water will be calculated prior to submission to Planning & Zoning.

Chairman O’Donnell asked if anything that affects storm water would be included in the presentation.

Mr. Han stated that if storm water is affected, the calculations and allowances will be included in the packet.

Chairman O’Donnell entertained a motion to have Mr. Han make the requested changes to the ordinance and present the revised ordinance at the March meeting. Motion made by Mr. Schmidt, seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Public Hearing will be continued in March.

B: Public Hearing – Sidewalk Requirements: City Ordinance

Chairman O’Donnell entertained a motion to enter public hearing. Motion made by Mr. Pratt, seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Incomplete sidewalks have been a concern for the Board and the issue has been included as a ‘vision’ in the City’s Comprehensive Plan.

Mr. Han made some proposed revisions to the ordinance and provided the changes to the Board.

Revisions include adding to Sec. 10-116:

- (a) (1): The developer shall have five (5) years from the date of acceptance of the “Final Plat” to install required sidewalk if the lot is not sold.
- (b) (1): In the event that the “developer” fails to install sidewalk as required herein, the city may install said sidewalks using the “Performance Bond” monies to cover cost as permitted by section 10-213.

Because there is no need to install sidewalks until homes are built, section 10-4 (b) has been revised to read (addition in bold):

The city shall not accept public infrastructure until the developer has submitted, in a form acceptable to the city, as-build drawings which accurately show the location and specifications

of such infrastructure (**excluding sidewalks**). Such drawings must be submitted to the office of the city clerk and clearly stamped "AS-BUILT."

Mr. Garges asked how the situation would be handled if a property owner purchased the lot next door. Would they have three years to install a new sidewalk?

Mr. Han stated that the owner of the lot can go through an appeal process if they do not want to install a sidewalk.

Mr. Schmidt asked if the performance bond is utilized, will the developer be notified before the City installs the sidewalk.

Mr. Han stated that a notice will be given to the developer notifying them that a sidewalk will be installed using the monies put aside in escrow.

Chairman O'Donnell stated that the issue lies in the "gaps" of missing sidewalk between homes in subdivisions. The missing pieces do not allow the subdivisions to use the sidewalks effectively.

Mr. Garges asked if a property owner could utilize the cost-share with the City to install a sidewalk on a vacant lot.

Mr. Bontrager stated that they would not be able to use the cost-share program. The program is only used for replacement and maintenance of existing sidewalks.

Mr. Hoppenthaler stated that from his experience, when individuals are looking for a subdivision to move into, they do not generally look for a subdivision with sidewalks. Sidewalks make the subdivisions nicer but they are not a make-it or break-it deal.

Chairman O'Donnell asked if the 5 year performance bond was a reality.

Mr. Han stated that 5 years may not be. Mr. Bontrager and Mr. Han will check into the requirements.

Chairman O'Donnell entertained a motion to continue the public hearing during the March meeting so research can be completed on other communities. Motion made by Mr. Pratt, seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

The Board asked Mr. Han to research the sidewalk requirements for Excelsior Springs, Kearney, Chillicothe and Smithville.

Public hearing to be continued in March.

C: Checklist Reviews

Over the years, checklists have been developed to help aid in the data gathering that goes into site plan, storm water, subdivision and final plat review. In order to help the process flow better, Mr. Han has asked the Board to review the checklists to make sure everything they would like to see is included. This will hopefully eliminate "missing" information.

Item 6: Public Participation

None

Item 7: Future

None

Item 8: Miscellaneous

1. Hard Copy Planning & Zoning Books

Chairman O'Donnell stated that he would like a new hard copy zoning book for everyone on the Board. A hard copy book makes review of ordinances and regulations easier.

2. Re-plat on the LDS Church

Chairman O'Donnell asked about the re-plat on the LDS Church. Mr. Han stated that the engineer was going to send the approved plat to the LDS Church. After it is signed by the Church, it will be sent back to Planning & Zoning and then sent on to City Council.

3. Conditional Uses

Chairman O'Donnell asked if the Board could get a list of active and inactive conditional uses and the active permits.

Chairman O'Donnell asked if un-used permits need to be terminated by an ordinance. If a permit is accepted by an ordinance, Mr. O'Donnell believes the permit should be terminated by an ordinance.

Mr. Han will draw something up and present it to the Board for review during the March meeting.

Item 9: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Garges, seconded by Mr. Pratt. On voice vote, the motion carried as follows: ayes – 4, nays – 0, and absent – 3.

Meeting adjourned at 7:20 pm.

Minutes submitted by:

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

Minutes of the February 13, 2012 Cameron Planning and Zoning Commission approved on _____, 2012

Chairman Michael O'Donnell

AGENDA ITEM

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Tuesday, February 28, 2012
RE: PUBLIC HEARING; "Commercial Permit Approval"
Suggested changes to P&Z review language:

For the Commissioners review I have attached the "cover letter" and Ordinance to be presented to City Council.

Please review; if no changes are required I will have the Ordinance on the Council's agenda for the March 19, 2012 meeting.

As with any "Ordinance" change I imagine Council will have the 1st reading only on the 19th and allow 2 weeks for public comment.

Council will have the 2nd reading (should be April 2, 2012) and allow for public comment until the next council meeting.

The 3rd and final reading could be April 16, 2012, if no negative public comments have been received and Council approves the Ordinance, the new requirements will go into effect.

AGENDA ITEM

TO: Mayor and Council
FROM: Clyde Han, Building Inspector
DATE: Wednesday, February 15, 2012
RE: Planning and Zoning, Article 21 Supplementary District Regulations

The Planning and Zoning Commission's main objective is to review proper land use for new commercial projects and additions and to ensure the projects are in compliance with the appropriate zoning regulations.

It is neither the intent nor the responsibility of the Commission to review the structural drawing and check compliance of current Building Code as implied in section 9 of the existing Code.

The Code also states that "the fee must be included at the time of application". When Planning and Zoning review a commercial "site plan", in many cases the structural drawings are not completed. The permit fee(s) are not determined until later in the permitting process after sewer / water tap sizes are determined, and if any engineering fees for structural or storm water review are incurred by the City as part of the review.

Staff is asking that the language in Article 21 of the Zoning Code be changed to clarify intent and allow for proper review of the entire scope of the project before determining and collection of fees.

Planning and Zoning held a "Public Hearing" on February 13, 2012 and also March 12, 2012 regarding the language change and recommends approval.

AN ORDINANCE AMENDING ARTICLE 21. SUPPLEMENTARY DISTRICT REGULATIONS, PARAGRAPH 9, COMMERCIAL PERMIT APPROVAL AND 9 E (1) APPLICATION, OF THE ZONING CODE OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI CODE AND ENACTING NEW REVISIONS TO REQUIREMENTS

WHEREAS, The Planning and Zoning Commission’s objective is to review proper land use and not the City “Building Codes” for commercial projects site plan review; and

WHEREAS, permit applications shall be required for review but payment for permit will be paid upon submission of completed structural drawings; and

WHEREAS, the Planning and Zoning Commission, after publishing notice thereof in the *Cameron Citizen-Observer*, a newspaper of general circulation, on November 24, 2011 and on January 19, 2012, conducted a public hearing on the matter on February 13, 2012 and recommends that the City make certain amendments to the City’s supplementary district regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Repeal Paragraph 9 and 9 E (1) of Article 21. Supplementary District and enact new paragraph as follows:

9. Commercial Permit Approval: Prior to the issuance of a building permit for the construction of any building or structure in any commercial district, except CM-P, or prior to same in any industrial/manufacturing district, or in the R-3 Multi-family residential district, or any addition to any existing building or structure therein consisting of more than ten percent (10%) of the floor area of the existing building or structure, the Planning and Zoning Commission shall first consider the application and project plan for compliance with appropriate zoning regulations.

9 E (1). The Planning and Zoning Commission shall consider the following criteria, in addition to other City codes and regulations, in its plan review:

1) Application: The application must be complete showing owner and applicant.

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor’s signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this ____ day of _____ 2012.

Passed and approved on second reading this ____ day of _____ 2012.

Passed and approved on third and final reading this ____ day of _____ 2012.

Mayor Frank A. Buck

ATTEST:

City Clerk/Finance Clerk

AGENDA ITEM

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Monday, March 05, 2012
RE: PUBLIC HEARING; Required sidewalks in new subdivisions.
Sec. 10-4 (b), and Sec. 10-116 (a) & (b).

In the City's "Comprehensive Plan" (Chapter Four – "Future land Use") and subsequent "Visioning" sessions the issue of sidewalks and "improved sidewalk connectivity" has been a constant.

Our City Code, Chapter 10 – Subdivisions, Article IV – Design Standards, Division 2 – Streets, Sec 10-116 – Sidewalks; requires sidewalks to be installed before an "Occupancy permit" is issued for a new home.

Sec. 10-116 (a) allows an owner three (3) years from date of purchase from the developer to install required sidewalk without a home on the lot.

Sec. 10-116 (b) allows the City install the sidewalk and places a special tax assessment upon the property for the cost of installation, if the owner fails to install the required sidewalk.

There are no provisions or requirements if the lot / property remain unsold or the property of the developer; as a note to last meeting a performance bond is normally only good for two years, so that money would not be available after the two year timeframe.

In an effort to provide move forward with our sidewalk program and prevent sidewalks that are "hit and miss" in new subdivisions the following changes are considered;

Sec. 10-116. – Sidewalks.

Prior to the issuance of any occupancy permit for any lot in any subdivision established after the date of enactment of this section, the owner shall construct concrete sidewalks along each public street within and adjacent to the subdivision according to the following standards.

- (a) The owner of each lot shall have not longer than three (3) years from the date of purchase from a developer to install required sidewalks.
 - (1) The developer shall have five (5) years from the date of acceptance of the "Final Plat" to install required sidewalk if the lot is not sold.
- (b) In the event that any owner fails to install sidewalks as required herein, the city may install said sidewalks and place a special tax assessment upon the property for the cost of said installation as permitted by RSMo 88.880
 - (1) In the event that the "developer" fails to install sidewalk as required herein, the city may install said sidewalks and place a special tax assessment upon the property for the cost of said installation as permitted by RSMo 88.880

Tuesday, February 14, 2012

Commissions ask for a comparison of sidewalk ordinances of Kearney, Excelsior Springs, Smithville and Chillicothe.

Chillicothe: Section. 24-105. Sidewalks;

Unless waived by the City Council, concrete sidewalks shall be constructed along at least one (1) side of every local street shown on the plat, and along both sides of all major streets. The City may require the construction of sidewalks within the proposed subdivision to connect with existing or proposed sidewalks in areas adjacent to the plat where such sidewalks are needed for pedestrian circulation. Sidewalks shall be four (4) feet wide with four (4) inches of concrete and at driveway crossings there shall be a minimum of 6" of concrete.

Excelsior Springs:

Sidewalks shall be installed on at least one (1) side of all residential streets and sidewalks shall be required on both sides of major streets and collectors interior to the subdivision. Guarantees that sidewalks shall be installed on each lot prior to occupancy of the lot shall be determined and administered by the City Manager or his authorized representative.

All sidewalks shall be not less than four (4) feet in width, of portland cement concrete and shall comply with the specifications of the City. Sidewalks shall be located in the platted street right of way, one (1) foot from the property line. Walks shall also be installed in any pedestrian easements as may be required by the Planning Commission.

Kearney: SECTION 410.070: Required Improvements.

B. Sidewalks. The builder shall install sidewalks adjacent to and on both sides of all public streets. Such sidewalks shall be not less than four (4) feet in width and four (4) inches thick of Portland cement concrete and shall comply with all other ordinances and specifications required by the City.

The developer/sub-divider is responsible for installation of sidewalks along open space tracts at the time of installation of public improvements.

David Pavlich, Community Development Director, City of Kearney says:

"We require the sidewalks be installed during the building permit process, prior to issuance of a CO. We do not have a time limit for vacant lots to have the sidewalks constructed, since it's tied to the building permit. We don't require sidewalks up front or have a time limit for vacant lots, because sidewalks installed ahead of construction would be destroyed and need to be replaced after construction. We also require that sidewalks along streets adjacent to open space tracts be constructed at the time public improvements are constructed. If not, such sidewalk might never get installed, since there would be no building permit issued."

*Something else to consider is how to address sidewalks in cases such as along lots that back up to arterial or other major streets. Would it be important to the city to have such a sidewalk constructed all at once to provide for pedestrians?
If constructed with the permit, then the permittee would be responsible for double the normal expected sidewalk. Would the developers fight having to install any sidewalk?
There are plus and minuses either way”.*

Smithville: SECTION 425.310: REQUIRED IMPROVEMENTS

The subdivider shall install or provide for the installation of the following improvements:
2.) *Walks.* Sidewalks shall be installed by the subdivider on both sides of all residential streets upon which houses face and the proposed density of said subdivision is more than one (1) dwelling unit per acre. For the purposes of this Section, land area included in density calculations shall be limited to residential lots intended for private ownership and occupancy; dedicated open space, greenways and drainage ways shall be expressly excluded from density calculations. Sidewalks shall be required on both sides of the street in a commercial district.

Summary;

1. Chillicothe and Excelsior require sidewalks on 1 side of street.
2. Kearney and Smithville require sidewalks on both side of street.
3. All tie sidewalk const to building permits
4. Chillicothe, Excelsior and Kearney have provisions for installation of sidewalks along open space tracts at the time of installation of public improvements.
5. None require sidewalks on vacant residential lots

MEMO

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Wednesday, January 11, 2012
RE: Requirements for "Plan Reviews"

In order to expedite the review process of "site plans", "storm water", "subdivisions" and "final plats" we have developed checklists. The checklists are a compilation of our ordinances requirements. I offer the checklists to the contractors, engineers, developers, owners and anyone else involved in the process so everyone is on the same page.

I would appreciate a fresh set of eyes looking over the checklist/requirements. The last plan review this Board required a letter from the storm water engineer, and a letter confirming an easement or an agreement that an easement will be signed. Our ordinance does not require this information to be provided to the full board. Also requested were the storm water calculations, neither has been required in the past that I recall. I will provide any information the Board requests if I know ahead of time how much of the information you desire to review.

In order to ensure consistency in our requirements please review the checklists and compare them to the ordinances. I will make any changes necessary to make the process professional and avoid future confusion.

PRELIMINARY PLAT CHECKLIST			COMMENTS
	(Project name)	Y/N	
1	Subdivision Name / Plat Name.		
2	Street names, R/W, road width, approx grades & gradients		
3	Other R/W, easements, including location, width & purpose.		
4	Lot lines & numbers (block numbers if required)		
5	Location of utilities; if not shown on other exhibits.		
6	Reserved sites for playgrounds, parks, public areas.		
7	Sites if any for multifamily dwellings, shops, churches, industry or any nonpublic use areas exclusive of single family dwellings.		
8	Min building set-back lines.		
9	Site data including # of residential lots, lot sizes.		
10	Title, scale: 200 to 1 or larger, North arrow and Date		
11	Storm water plan		

Subdivision Preliminary Plat

Sec. 10-32. - Information, sketch plans and data.

- (a) General subdivision information for the preliminary plat required by this article shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required in this section. This information may include data on existing covenants, land characteristics and available community facilities and utilities and may also include information describing the subdivision proposal such as the number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas and other public areas, proposed protective covenants and proposed utilities and street improvements.
- (b) A sketch plan on the topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a free-hand pencil sketch made directly on a print of the topographic survey. In any event, the sketch plan shall include either the existing topographic data listed in section 10-34 or such data as the planning commission determines is necessary for its consideration of the proposed sketch plan.
(Code 1970, § 20-11)

Sec. 10-33. - Scale and contents generally.

The preliminary plat required by this article shall be at a scale of two hundred (200) feet to one (1) inch or larger. The sub-divider shall submit ten (10) copies of said plat at least thirty (30) days prior to consideration by the planning and zoning commission. The preliminary plat shall show all existing conditions required in section 10-34 and shall show all proposals including the following:

- (1) Streets including names, right-of-way and roadway widths, approximate grades and gradients and including similar data for alleys, if any;
- (2) Other rights-of-way or easements including location, width and purpose;
- (3) Location of utilities, if not shown on other exhibits;
- (4) Lot lines, lot numbers and block numbers;
- (5) Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses;
- (6) Sites, if any, for multifamily dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings;
- (7) Minimum building setback lines;
- (8) Site data, including number of residential lots, typical lot size, acres in parks, etc.;
- (9) Title, scale, north arrow and date; and
- (10) Sidewalks, as required by this chapter. (Code 1970, § 20-15; Ord. No. 4996, § 1, 6-17-03; Ord. No. 5298, § 1, 6-6-05)

Topographic Data		COMMENTS
(Project name)	Y/N	
1	Boundary lines, bench mark, bearings and distances.	
2	Easements including location, width and use.	
3	Adjacent tracts & streets with R/W location, center lines, elevations, centerlines, curbs and sidewalks.	
4	Adjacent location of utilities, size of sewers (storm, sanitary), water, electric, phone, gas and fire hydrant location and size.	
5	Ground elevations with 5' contour lines	
6	Location of water ways, ponds, rocky outcrops, wooded areas, individual sewer systems ECT.	
7	Key showing location of tract.	
8	Adjacent tract zoning.	
9	Title & Certificates.	

Sec. 10-34. - Topographic data.

Topographic data required as a basis for the preliminary plat in section 10-33 and in accordance with this article shall include existing conditions as follows, except when otherwise specified by the planning commission:

- (1) Boundary lines including bearings and distances;
- (2) Easements including location, width and purpose;
- (3) Streets on and adjacent to the tract including names, right-of-way widths, locations, the type, width and elevation of surfacing, any legally established centerline elevations, and walks, curbs and gutters;
- (4) Utilities on and adjacent to the tract including location, size and invert elevation of sanitary storm sewers, location and size of water mains, location of gas lines, fire hydrants, electric and telephone poles and street lights and, if water mains and sewers are not on or adjacent to the tract, the direction, distance to, and size of the nearest ones shall be indicated showing invert elevation of sewers;
- (5) Ground elevations on the tract, based on a datum plane approved by the city manager, shall include, for land that slopes less than approximately two (2) percent, spot elevations at all breaks in grade, along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions shall be shown, and, for land that slopes more than approximately two (2) percent either the contours with an interval of not more than five (5) feet if ground slope is regular and such information is sufficient for planning purposes or the contours with an interval of not more than two (2) feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings shall be shown;
- (6) Subsurface conditions on the tract, if required by the planning commission shall include the location and results of tests made to ascertain subsurface soil, rock and groundwater conditions, the depth to groundwater unless test pits are dry at a depth of five (5) feet, and the location and results of soil percolation tests in individual sewage disposal systems are proposed;
- (7) Other conditions on the tract including watercourses, marshes, rocky outcrop, wooded areas, isolated preservable trees one (1) foot or more in diameter, houses, barns, shacks and other significant features;
- (8) Other conditions on adjacent land including the approximate direction and gradient of ground slope showing any embankments or retaining walls, the character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses of adverse influence, the owners of adjacent unplatted land, and, for adjacent platted land, the subdivision plat shall be referred to by name showing the recordation date and number and showing approximate percent built up, typical lot size and dwelling type;
- (9) Photographs, if required by the planning commission, with camera locations, directions of views and key numbers;
- (10) Zoning on and adjacent to the tract;

- (11) Proposed public improvements including highway or other major improvements planned by public authorities for future construction on or near the tract;
- (12) Key plan showing location of the tract;
- (13) Title and certificates including the present tract designation according to official records of the office of the appropriate recorder, the title under which the proposed subdivision is to be recorded with names and addresses of owners, a notation stating acreage, scale, north arrow datum, bench marks, and certification of the registered civil engineer or surveyor and the date of survey.

Sec. 10-37. - Submission of plans and data prior to application for conditional approval.

Prior to the filing of an application for conditional approval of the preliminary subdivision plan, the sub-divider shall submit to the planning commission such plans and data as are specified in this article. (Code 1970, § 20-10)

Sec. 10-38. - Informing sub-divider whether plans and data comply with objectives of this chapter.

Within thirty (30) days after submission, the planning commission shall inform the sub-divider that the plans and data as submitted or as modified do or do not meet the objectives of this chapter. When the commission finds the plans and data to not meet the objectives of this chapter, the commission shall express its reasons therefore. (Code 1970, § 20-13; Ord. No. 5298, § 2, 6-6-05)

Sec. 10-39. - Action of planning commission generally.

Following review of the preliminary plat and other material submitted for conformity to this chapter, the planning commission shall, if approved, express its approval as conditional approval and state the conditions of such approval, if any, or, if disapproved, the commission shall express its disapproval and its reasons therefore. (Code 1970, § 20-18)

Sec. 10-40. - Notation of action taken by planning commission; disposition of copies.

The action of the planning commission on the preliminary plat required by this article shall be noted on two (2) copies of the plat, referenced and attached to any conditions determined. One (1) copy shall be returned to the sub-divider and the other retained by the planning commission. (Code 1970, § 20-19)

Sec. 10-41. - Effect of approval.

Conditional approval of a preliminary plat required by this article shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat which will be submitted for approval of the planning commission and for recording upon fulfillment of the requirements of this chapter and the conditions of the conditional approval, if any. (Code 1970, § 20-20)

Sec. 10-42. - Term of preliminary plat.

A preliminary plat shall be valid for a term of two (2) years from the date of approval by the planning and zoning commission during which time the developer must receive approval of the final plat (see Article III, Final Plat).

- (1) Following expiration of a preliminary plat, in order to be reconsidered, the preliminary plat and all accompanying documentation, fees, forms and application materials must be submitted anew in its entirety.
- (2) Prior to the expiration of the preliminary plat and upon written request of the sub-divider, the planning and zoning commission may grant an extension. The term of said extension shall be at the discretion of the commission; however it shall not exceed one (1) year. No more than two (2), one-year extensions, for total extensions of two (2) years, may be approved.

Sec. 10-43. - Pre-construction meeting.

Following approval of the preliminary plat by the planning and zoning commission, the developer shall attend a pre-construction meeting with representatives from the city's utility, zoning, public works and administrative departments. The purpose of the pre-construction meeting is to ensure understanding and compliance with the requirements set forth in this chapter and to review documents, drawings, specifications and plans for improvements submitted by the developer.

(Ord. No. 5244, § 1, 11-15-05)

FINAL PLAT CHECKLIST		COMMENTS
	(Project name)	Y/N
1	Conforms to Preliminary plat.	
2	Primary control points.	
3	Tract boundaries, R/W lines for streets, easements, property lines, and lots.	
4	Name and R/W width of streets and other R/W.	
5	Location, dimensions and purpose of any easement, including storm water retention area.	
6	Lot number and size.	
7	Purpose for which sites, other than residential lots are dedicated or reserved.	
8	Setback lines	
9	Location and description of monuments.	
10	Name of record of owners of adjoining unplatted land.	
11	Reference adjoining platted land	
12	Certification by surveyor or engineer as to accuracy of survey and plat.	
13	Certification of title showing that applicant is the landowner.	
14	Subdivision "as-built" for public infrastructure: Water, Sewer, Gas, Electric, Street, Curb & Gutter.	
15	Storm water "as-built" plan certified by a registered professional	
16	Statement by owner dedicating streets, R/W and any sites for public uses.	
17	Title, scale, north arrow and date.	

Subdivision Final Plat; CHECKLIST Project _____		Date _____	
Dept.	Component	Y/N N/A	Comments
Zon.	5 paper, 2 Mylar, 1 digital copy <u>30 days prior to P&Z</u> ; scale; North arrow; date.		
Zoning.	Tract Boundary Lines with dimensions.		
Pub. Wks.	Streets: R/W lines; names; dimensions; profiles; existing streets.		
Zoning.	Lots: Property lines; dimensions; number; <u>building setback lines</u> (corner lots=2 front & 2 rear yd's.)		
Pub. Wks.	Street Corners: Angles, radii, arcs. Sidewalks: 5-foot width, both sides of street.		
Util.	Easements: Location; dimensions; purpose; 16 ft. min. width; <u>between every other lot.</u>		
Pub. Wks.	Monuments: Location; description. Show Point of Beginning.		
Zoning.	Adjoining Property: Names of owners of un platted land; subdivision names.		
Zoning.	Certification: By civil engineer or registered land surveyor; seal.		
Zoning.	Title/deed: Include copy; cert. that applicant is landowner; <u>notarized signatures of all landowners.</u>		
Zoning.	Dedication: Streets, R/W, and infrastructure for public use; <u>notarized signatures of all landowners.</u>		
Zoning.	Petition to accept public improvements/Cert. of Compliance: Inspected; <u>as-built</u> ; legal description; <u>notarized signatures.</u>		
Pub. Wks.	Storm Water: "As-built" plan certified by registered professional.		
Util./ PWks	Maintenance guarantee; 50%; 24 months; (Cash, bond, insurance, bank letter of credit)		
Reviewed by: _____ Title: _____ Approved _____ Denied _____			

Subdivision Final Plat

Sec. 10-61. - Submission.

Applications for approval of the final plat required by this chapter shall be submitted in writing to the planning commission at least thirty (30) days prior to the meeting at which the final plat is to be considered.

(Code 1970, § 20-22; Ord. No. 5394, § 1, 9-17-07)

Sec. 10-62. - Conformance to preliminary plat.

The final plat required by this chapter shall conform substantially to the preliminary plat as approved and, if desired by the sub divider, may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time, provided that such portion conforms to all requirements of this chapter. (Code 1970, § 20-21)

Sec. 10-63. - Form and content.

The final plat meeting the requirements of this article shall be drawn in ink on tracing cloth or Mylar on sheets seventeen (17) inches wide by twenty-one (21) inches long and shall be at a scale of one hundred (100) feet to one (1) inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted for

approval progressively in contiguous sections satisfactory to the planning commission. The final plat shall show the following:

- (1) Primary control points, approved by the city manager, or descriptions and ties to such control points to which all dimensions, angles, bearings and similar data on the plat shall be referred;
- (2) Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles and radii, arcs and central angles of all curves;
- (3) Name and right-of-way width of each street or other right-of-way;
- (4) Location, dimensions and purpose of any easements;
- (5) Number to identify each lot or site;
- (6) Purpose for which sites, other than residential lots, are dedicated or reserved;
- (7) Minimum building setback line on all lots and other sites;
- (8) Location and description of monuments;
- (9) Names of record of owners of adjoining unplatted land;
- (10) Reference to recorded subdivision plats of adjoining platted land by record name, date and number;
- (11) Certification by the surveyor or engineer certifying the accuracy of the survey and plat;
- (12) Certification of title showing that the applicant is the landowner;
- (13) Statement by the owner dedicating streets, rights-of-way and any sites for public uses;
- (14) Title, scale, north arrow and date;
- (15) Location and width of all sidewalks as required by this chapter. (Code 1970, § 20-24; Ord. No. 4996, § 2, 6-17-03)

Sec. 10-64. - Accompanying documents and exhibits.

The application for approval of the final plat required by this chapter shall be accompanied by the original and two (2) copies of the final plat and other exhibits required for approval prepared as specified in this article. (Code 1970, § 20-23)

Sec. 10-65. - Cross sections and profiles of streets.

Cross sections and profiles of streets for the final plat required by this chapter showing grades approved by the public works superintendent shall be drawn to city standard scales and elevations and shall be based on a datum plane approved by the city manager. (Code 1970, § 20-25)

Sec. 10-66. - Reserved.

Editor's note—

Ord. No. 4849, § 1, adopted Apr. 17, 2001, repealed § 10-66. Former § 10-66 pertained to filing protective covenants with the application for final plat approval and derived from Code 1970, § 20-26.

Sec. 10-67. - Certificates, affidavits, endorsements or deductions.

Such other certificates, affidavits, endorsements or deductions as may be required by the planning commission in the enforcement of this chapter shall be filed with the application for the approval of the final plat. (Code 1970, § 20-27)

Sec. 10-68. - Forwarding of planning commission recommendations to council.

Within sixty (60) days after the submission of a final plat required by this chapter to the planning commission, the commission shall forward their recommendation to approve or disapprove the plat to the council, otherwise the plat is deemed approved by the commission, except that the commission, with the consent of the applicant for the approval, may extend the sixty-day period. The grounds of disapproval of any plat by the commission shall be made a matter of record. (Code 1970, § 20-28)

Sec. 10-69. - Lot splits.

- (a) General: This section provides for the issuance of building permits in platted lots further divided into not more than two (2) tracts without the need to re-plat said lot.
- (b) Application procedure: Requests for lot split approval shall be made by the owner of the land or contract purchaser and shall include:
 - (1) Five (5) copies of a scale drawing.
 - (2) Legal description and dimensions of the lots to be created.
 - (3) Location, nature and dimensions of any existing structures thereon.
 - (4) Certification by the licensed engineer or registered land surveyor who prepared the drawings.
- (c) Requirements for lot splits. No lot split shall be approved if:
 - (1) A new street, alley or other public improvement, or vacation thereof, is proposed.
 - (2) There is less street right-of-way than required by this chapter.
 - (3) Such split will result in a tract without direct access to a public street.

- (4) A substandard-sized lot or parcel will be created.
- (5) The lot has been previously split in accordance with these regulations.
- (d) Approval by the planning and zoning commission: The commission shall, within sixty (60) days of application, in writing, approve, disapprove or continue for cause those applications which, in the opinion of the commission, do not comply with these regulations. If action is not taken within the sixty-day period, such lot split shall be deemed to have been approved. The acknowledged endorsement by the commission must appear on the drawing in a form similar to the following:

This lot split, as described and shown here on, has been submitted to and ratified by the Cameron Planning and Zoning Commission under the authority of the Mayor and Council of the City of Cameron, Missouri this _____ day of _____, 20_____.

Chairman

Secretary

City Clerk
(Ord. No. 4818, § 3, 12-18-00)

Sec. 10-70. - Minor subdivisions.

- (a) General: Minor subdivisions of no more than five (5) lots may be approved by the planning and zoning commission in an expedited, single-step process.
- (b) Requests for minor subdivision approval shall be made by the owner or contract-purchaser of the land and shall include five (5) copies of a plat, survey or similar drawing which shall show:
 - (1) Existing streets including name and right-of-way width.
 - (2) Easements including width and purpose.
 - (3) All existing and planned utilities including fire hydrants.
 - (4) Lot lines, lot numbers, block numbers and dimensions.
 - (5) Front and rear setback lines.
 - (6) Title, scale, north arrow and date.
 - (7) Certification by the licensed engineer or registered land surveyor who prepared the documents.
- (c) Requirements for minor subdivision: No minor subdivision shall be approved if:
 - (1) A new street, alley or other public improvement, or vacation thereof is proposed.
 - (2) There is less street right-of-way than required by this chapter.
 - (3) Lots will result without direct access to a public street.
 - (4) A substandard-sized lot will be created.
- (d) Approval by the planning and zoning commission: The commission shall, within sixty (60) days of application, in writing, approve, disapprove or continue for cause those applications which, in the opinion of the commission, do not comply with these regulations. If action is not taken within the sixty-day period, such minor subdivision shall be deemed to have been approved. The acknowledged endorsement by the commission must appear on the plat in a form similar to the following: This minor subdivision, as described and shown here on, has been submitted to and ratified by the Cameron Planning and Zoning Commission under the authority of the Mayor and Council of the City of Cameron, Missouri this _____ day of _____, 20_____.

Chairman

Secretary

City Clerk
(Ord. No. 4818, § 3, 12-18-00)

Subdivision Design Standards

DIVISION 1. - GENERALLY

Sec. 10-86. - Dedication, reservation or acquisition of open spaces.

Secs. 10-87—10-105. - Reserved.

Sec. 10-86. - Dedication, reservation or acquisition of open spaces.

The planning commission may require, under the terms of this chapter, the dedication, reservation or acquisition of lands and open spaces necessary for public uses indicated on the comprehensive city plan.

(Code 1970, § 20-29)

Secs. 10-87—10-105. - Reserved.

CHECK LIST: Commercial Permit Review; Project _____
Address: _____ **Date:** _____

	Component	Y/N N/A	Comment
Bldg. Inspector	Application. Indicate owner and applicant. Applicants Signature. Must be complete. Include fee.		
Bldg. Inspector	Site Plan. Show set-backs, scale, building location, Engineer's seal. Show dimensions & distances.		
Zoning.	Zoning. Is location in correct zoning district? Indicate proposed use. Does lot meet size minimum?		
Utilities	Utilities. Show location of water, sewer, electric, phone, gas, and cable lines existing and proposed.		
Public Works	Storm Water Management Plan. Must be prepared by licensed civil engineer, except in C-1. Allow review time		
Zoning.	Parking. Scaled plan. Calculate spaces required and provided. Must be paved, marked w/ bumpers. ADA.		
Bldg. Inspector	Easements. Show existing and proposed easements and rights-of-way including purpose of each.		
Zoning.	Signage. Show locations, height, and size. May not extend into R/W. No flashing signs		
Zoning.	Fences. Fencing and buffer required if adjoining residential district.		
Public Works	Access Management. The portion of driveways within the street right-of-way must be 6-inch min. concrete.		
Public Works	Sidewalk. Minimum 5-foot width. Must be ADA compliant. Concrete. 6" minimum depth at driveway.		
Bldg. Inspector	Sprinkler. May be required in large commercial, retail and office structures. See IBC schedule.		
Zoning.	Extended Setback. 50-ft. setback for billiards, bowling, drive-ins, theaters, alcohol. Alcohol 100' school/church.		
Public Works	Driveways. Show location. 20 ft. from residential. Must be paved. Concrete within street R/W.		
Bldg. Inspector	Demolition. Is demolition proposed? Regulated by Mo. DNR. No burning of construction material.		

Reviewed by: _____ Title: _____ Approved _____ Denied _____

ARTICLE 21. SUPPLEMENTARY DISTRICT REGULATIONS

9. Commercial Permit Approval: Prior to the issuance of a building permit for the construction of any building or structure in any commercial district, except CM-P, or prior to same in any industrial/manufacturing district, or in the R-3 Multi-family residential district, or any addition to any existing building or structure therein consisting of more than ten percent (10%) of the floor area of the existing building or structure, the Planning and Zoning Commission shall first consider the application and project plan for compliance with appropriate City building and zoning regulations.

- A. The complete application for building permit shall be submitted not less than thirty (30) days prior to the meeting of the Planning and Zoning Commission.
- B. The application and accompanying plan shall be reviewed by City Staff and forwarded to the Planning and Zoning Commission for their consideration.
- C. The Planning and Zoning Commission shall, within 45 calendar days of complete submission, approve, deny or require modification to the plan.
- D. Non-residential uses including, but not limited to, schools, churches nursing homes, hospitals and similar institutions shall comply with these provisions regardless of the zoning district in which they are located.
- E. The Planning and Zoning Commission shall consider the following criteria, in addition to other City codes and regulations, in its plan review:
 - 1) Application: The application must be complete showing owner and applicant and the fee must be included at the time of application.
 - 2) Site Plan: Show set-backs, scale, building location, engineer's seal, dimensions and distances.
 - 3) Zoning: The zoning classification must be correct for proposed use. The lot must meet the minimum size requirement.
 - 4) Utilities: Show location of water, sewer, electric, phone, gas and cable lines existing and proposed.
 - 5) Storm Water Management Plan: The Plan must be prepared by a licensed civil engineer, except in the C-1, Central Commercial district.
 - 6) Parking: Include a scaled parking plan. Show the number of spaces required and provided. The parking area must be paved, marked and bumpered.
 - 7) Easements: Show existing and proposed easements and rights-of-way including the purpose of each.
 - 8) Signage: Show sign locations, height and size. Signs may not extend into or over the street right-of-way. No flashing signs are allowed.
 - 9) Fences: Fencing and buffer are required if adjoining a residential district.
 - 10) Access Management: The portion of driveways within the street right-of-way must be six-inch minimum depth concrete.
 - 11) Sidewalk: The minimum public sidewalk width is five feet and it must be concrete. Six-inch minimum depth is required at a driveway.
 - 12) Sprinkler: Large commercial, retail and office structures may require a fire suppression system. See the International Building Code schedule.
 - 13) Extended Setback: A 50-foot setback from residential is required for billiards, bowling, drive-ins, theaters and alcohol sales. No alcohol sales are permitted within 100 feet of a school or church.
 - 14) Driveways: Show driveway location which must be a minimum of 20 feet from a residential district. Drives must be paved and concrete is required within the street right-of-way.
 - 15) Demolition: The Missouri Department of natural Resources regulates demolition. No burning of construction material is allowed.

MEMO

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Monday, March 05, 2012
RE: Conditional Use Permits

- 1) February 13, 2012, Chairman O'Donnell recommended that as "Conditional Use" permits are adopted by Ordinance, that when a "Conditional Use" is no longer valid for any reason, the termination of the "use" also be in "Ordinance" form.
This also creates a permanent public record of the action.

Our City Attorney recommended the effected permits be listed in a blanket ordinance for Council approval.

A copy of the Council cover letter and ordinance is attached for your review.

- 2) Commissioners asked for a list of "Conditional Uses" active and inactive adopted / issued.

As of today (3/5/12) I find 29 permits issued; 13 are no longer being used or required. List attached.

- 3) Just for your information; I am also including a list of know "Variances" presented to "Board of Adjustments". I find this information helpful when asked "why someone" or "how something" is permitted/allowed.

AGENDA ITEM

TO: Mayor and Council
FROM: Clyde Han, Building Inspector
DATE: Monday, March 05, 2012
RE: Conditional Use Permits

In the past Council has adopted Conditional Use Permits by ordinance after a Public Hearing in Planning and Zoning and upon a recommendation from P&Z to Council.

When a Conditional Use Permit is no longer needed or meets the requirements specified for the permit there is no official record of the removal, termination or closing of the permit.

We currently have 29 Conditional Use Permits that have been adopted by ordinance, and 13 are no longer being used or are required.

Planning and Zoning along with staff would like to have a public record in the form of an Ordinance closing out the obsolete permits.

Our City Attorney says we may close these permits with the blanket ordinance you have before you now.

Planning and Zoning has reviewed the list, and ordinance, and recommends approval.

**AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND
DeKALB COUNTIES, MISSOURI TERMINATING OBSOLETE
CONDITIONAL USE PERMITS**

WHEREAS, the Planning and Zoning Commission held public hearings, reviewed and recommended to City Council to pass ordinances granting Conditional Use Permits to individuals for specific purposes and specific locations; and

WHEREAS, the approved conditions requiring a Conditional Use Permit no longer exist; and

WHEREAS, approval of this bill will provide a permanent and official record of the termination of obsolete Conditional Use Permits.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Conditional Use Permits are hereby deemed obsolete and terminated for:

1. Pam Swindler, 1102 E. Grand Ave. – Daycare - Granted 12/18/2001
2. Phil Provance, lot 7, Whispering Oaks. – Storage of commercial equipment – Granted 9/23/2003
3. Merle Lawter, 301 E. 4th St. – Extreme Measures (Trade show booth fab) – Granted 1/3/2006
4. Steve & Joanna Burkhart, 215 S. Chestnut. – Heritage Studios (photo studio) – Granted 9/5/2006
5. Jerry R. Hartman, 517 N. Mulberry. – Taxicab – Granted 1/3/2006
6. Mark & Darlene Gaugh, 502 W. 5th. – four dogs – Granted 9/7/2007
7. Heidi Sloan, 306 E. 14th. St. – Portrait Studio – Granted 4/21/2008
8. Sonya Alden, 529 S. Walnut. – Café & Bakery – Granted 7/7/2008
9. Grace & Dale Feese, 508 S. Walnut. Dog grooming & 4 dogs – Granted 8/18/2008
10. Lesa Anderson, 306 S. West St. – Daycare – Granted 2/2/2009
11. Judy Cunningham, 816 E. 2nd. St. – Daycare – Granted 7/20/2009
12. Robert & Marianne Fletcher, 529 S. Walnut. Bed & Breakfast – Granted 12/3/2002
13. Scott & Jessica Gordon, 517 S. Walnut. – Jesscott Images (photo studio) – granted 8/16/2005

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this _____ day of _____ 2012.
Passed and approved on second reading this _____ day of _____ 2012.
Passed and approved on third and final reading this _____ day of _____ 2012.

Mayor Frank A. Buck

ATTEST:

City Clerk/Finance Clerk

FULL READINGS

CONDITIONAL USE PERMITS

1. Glenda Kearnes, 900 Ashland Ave.
Auto repair
June 6, 1995
2. Christina Sims, 924 N. Pine St.
Daycare
September 7, 1999
3. City of Cameron
Communications tower, 2nd & Chestnut St.
July 18, 2000
4. Patricia Toney Davis, 103 W. 1st St.
Hair Salon
June 19, 2001
5. City of Cameron
Animal Shelter, S. Orange St.
November 14, 2001
6. Pam Swindler, 1102 E. Grand Ave.
Day care
December 18, 2001
Terminated Letter July 13, 2010
7. Knights of Columbus, 402 W. 3rd St.
50 ft. radio tower
February 5, 2002
8. Paul Turner, Tracts A & B, Whispering Oaks
Commercial equipment storage
August 19, 2003
9. Phil Provance, Lot 7, Whispering Oaks
Storage of commercial equipment
September 23, 2003
Terminated Letter July 13, 2010
10. New Life Church of God, 202 Lovers Lane
Day care
June 21, 2005
11. Scott & Jessica Gordon, 517 S. Walnut
Jesscot Images (Photo Studio)

August 16, 2005

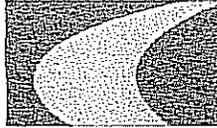
12. Merle Lawter, 301 E. 4th St.
Extreme Measures (trade show booth fabrication)
January 3, 2006
Terminated Letter July 13, 2010
13. Steve & Joanna Burkhart, 215 S. Chestnut
Heritage Studios (photo studio)
September 5, 2006
Terminated Letter July 13, 2010
14. Jerry R. Hartman, 517 N. Mulberry
Taxicab
January 3, 2006
Terminated Letter July 13, 2010
15. Christina Turner, 2315 E. Grand Ave.
Little Lambs Lighthouse, day care
May 21, 2007
16. Mark & Darlene Gaugh, 502 W. 5th St.
Keep four dogs.
September 17, 2007
17. Lanagayle Kirkemo, 500 S. Walnut
Photo studio
March 3, 2008
18. YMCA, 315 N. Pine St.
Day care
March 3, 2008
19. Heidi Sloan, 306 E. 14th St.
Portrait Studio
April 21, 2008
20. Sandra Seitz, 222 W. Cornhill
Beekeeping
April 21, 2008
21. Sonya Alden, 529 S. Walnut St.
Frank's Café & Bakery
July 7, 2008
Terminated Letter July 13, 2010

22. Grace & Dale Feese, 508 S. Walnut
Dog grooming & keeping 4 dogs
August 18, 2008
Terminated Letter July 13, 2010
23. Capitol Towers, 505 W. Grand Ave.
Communications Tower
January 5, 2009
24. Lesa Anderson, 306 S. West St.
Daycare
February 2, 2009
Terminated Letter July 13, 2010
25. Mary White, 417 N. Nettleton
Daycare
May 18, 2009
26. Judy Cunningham, 816 E. 2nd St.
Daycare
July 20, 2009
Terminated Letter July 13, 2010
27. Mary White, 206 Lovers Lane
After-school care
July 20, 2009
28. Jamie Smale & Ben Miller, 424 Clifton Dr.
5 Dogs
March, 2010
29. Leslie Smith, 204 E. 14th St.
Daycare
March, 2010

VARIANCES/APPEALS
Cameron Board of Adjustment
City of Cameron, MO

No.	Date	Verdict	Applicant	Address	Type/Conditions
1.	10/14/94	Denied	Emory Schuemann	422 N. Pine	Garage, 16-ft.
2.	2/27/95	Approved	Anita Johansson	Rural	Sewage lagoon
3.	2/27/95	Approved	My Store	614 N. Wal.	Addn. setback, 6 ft.
4.	2/27/95	Approved	Cam. Villa Appts.	605 C. Vil. Dr.	825 sq.' per appt.
5.	3/20/95	Approved	Jerry Hoppenthaler	7 th & Pine	6-ft. setback
6.	3/20/95	Approved	Gerald Moss	522 W. 5 th	19-ft. alley setback
7.	5/25/95	Approved	James Baker	415 W. 8 th	7-ft. rear yard setback
8.	9/20/95	Approved	Tom & Glenna Pfaff	2 nd & Locust	5-ft. setback
9.	11/20/95	Denied	David Lewellen	318 W. 8 th	Lot width
10.	12/18/95	Approved	Hong Mo Chung	1803 Cft. Ln.	100 ft. sign
11.	1/8/96	Approved	Floyd Shelman	2106 E. 36	84 ft. sign
12.	3/11/96	Approved	Ma & Pa's Kettle	US 36 & 69	52 ft. sign
13.	4/24/96	Approved	Jerry Hoppenthaler	1201 Hiner	7 ft. setback
14.	4/24/96	Approved	NW Electric	Cr. Corp Ctr	Substation
15.	6/20/96	Approved	Mike Scott	607 N. Groat	Acc. Bldg.
16.	8/26/96	Modified	Mack Porter	2 nd & Harris	Lot size
17.	9/16/96	Approved	Catholic Charities	514 N'land	Parking spaces
18.	9/16/96	Approved	Catholic Charities	514 N'land	Apt. size
19.	9/16/96	Approved	Connell Park	S. Walnut	8 ft. fence ht.
20.	12/2/96	Approved	Burger King	Lana Dr.	Sign Height
21.	1/6/97	Approved	McNamera's	N. Walnut	Fence Ht.
22.	1/6/97	Approved	Mo-Fed. N.	N. Walnut	Roof color
23.	3/17/97	Approved	Country Squire Inn	N'land Dr.	1 ft. fence ht.
24.	5/5/97	Approved	Cam. Com. Hsptl.	W. 4 th	Setback
25.	9/15/97	Approved	McNamera's	N. Walnut	10-ft. setback
26.	8/17/98	Approved	Steven Snook	6 th & Lathrop	11-ft. setback
27.	9/21/98	Approved	Anita Stafford	Stafford Pl.	5-ft rear setback
28.	11/16/98	Approved	Ronald Jack	N. Walnut	Setback
29.	4/19/99	Denied	Kirk Burkhead	6 th & Netn.	Lot size, setback
30.	5/17/99	Approved	David Copeland	1313 N. Wal.	Setback
31.	7/26/99	Approved	James Tyrrell	Bus. 36 E.	Rear setback
32.	10/18/99	Tabled	Sutherland's	N. Walnut	Front Fence Ht.
33.	5/22/00	Approved	Steve McKenzie	514 N. Wal.	Add'n. setback
34.	7/17/00	Denied	Robert Berryhill	223 Dodge	Carport setback
35.	7/17/00	Denied	Mike Smith	N. Walnut	Rear setback
36.	1/22/01	Approved	Casey's (N)	Old 36	20-ft Setback
37.	4/9/01	Approved	Roy Bottorff	W. Prospect	Setback
38.	6/25/01	Approved	Dustin Teel	403 W. 4 th	Fence height
39.	8/20/01	Denied	Tommy Giles	704 S. Orange	Fence in R/W

40.	8/15/01	Denied	Jimmy Dye	Howenstein	Setback
41.	1/22/02	Approved	P-T Funeral Home	222 W. 3 rd	Awning setback
42.	4/15/02	Approved	Eagles Landing	S. Walnut	Entrance Wall Ht.
43.	7/29/02	Approved	Valley Brook	Bus 36 E.	5 ft side yards
44.	12/30/02	Approved	Chris McBee	502 W. 5 th	6 ft fence
45.	12/15/03	Approved	Mack Porter	Valley Brk.	Cul-de-sac setbacks
46.	3/22/04	Denied	Tony Leonardo	316 E. 5 th	Com'l bldg. setback
47.	3/20/06	Approved	Donald Graeff	602 E Ford	Acc. Bldg. size
48.	5/15/06	Approved	Cam. Hist. Society	Ol' School	Sign Size
49.	2/26/07	Approved	Cam. Ambulance	S. Walnut	Fr. yard setback
50.	7/16/07	Approved	Ronald Oesterling	402 W. 4 th	Fence Ht.
51.	8/23/07	Denied	William Fuller	2313 E Gr.	Oversize acc. Bldg.
52.	2/19/08	Approved	Flying J	1605 Griffin	Sign size/ht.
53.	8/18/08	Denied	Chris Hargrave	804 W. 3 rd	Acc. Bldg. as duplex
54.	9/29/08	Denied	R. Klinginsmith	602 S. Orange	Acc. Bldg. Setback
55.	9/29/08	Approved	Craig Wiedmaier	705 N. Mulb.	Driveway Width
56.	4/13/09	Approved	Cam. Coop	2 nd St.	Setback
57.	5/21/09	Denied	James Marcum	323 S. Oran.	Fr. Yard Parking'
58.	5/18/10	Approved	Terry Bresheares	413 W. Grand.	6' Front yard Fence
			13 Denied/Tabled	44 Approved	



City of Cameron

205 N. Main Cameron, MO 64429 (816) 632-2177

COMMERCIAL BUILDING PERMIT

Date: 3/2/2012 Permit No: _____

All permits expire 180 days from date of issuance.

Property Owner: CAMERON REGIONAL MEDICAL CENTER

Home or Office mailing address: 1600 EAST EVERGREEN City CAMERON

State: MO Zip: 64429 Phone: _____ Cell: _____

Project address: <u>1600 EVERGREEN</u>	Zoning: <u>C-2</u>	County: <u>CLINTON</u>
Subdivision: <u>N/A</u>	Lot #: <u>N/A</u>	Lot size: <u>25 A</u>
Structure Dimensions: <u>40 X 60</u>	# of floors: <u>1</u>	Total Sq. Ft. <u>2400</u>
Type of construction: <u>TII</u>	Use & Occupancy Classification: <u>U U</u>	
Estimated Construction Cost \$ <u>\$136000</u>		

Commercial projects require; (1) Allow minimum 45-day plan review period. (2) Engineer's sealed site plan, include copy of survey / legal description locating structure on lot with all easements, set backs and rights of way, including: utilities location of water, sewer, electrical, phone, cable, gas, and scaled parking plan. (3) Provide "Storm Water Management" plan with engineers seal (C-1 zoning district exempt). (4) Statement of compliance for "Storm Water Management" plan when completed.

Parking spaces required: _____ Provided: _____ ADA Spaces required: _____

Sprinkler req. Yes: No: Alarm System: Yes No:

Applicant: STRICKLAND CONSTRUCTION Address: 700 S. ROGERS RD

City: PLATHE State: KANSAS Zip: 66062 Phone: 913-747-7223 Cell: 913-238-1906

Applicants Signature: [Signature] Date: 3/2/12

SDC \$ <u>N/A</u>	Water Tap \$ <u>N/A</u>	Sewer Tap \$ <u>N/A</u>
Building Fee (Sq Ft. X .2) = \$ <u>240⁰⁰</u>	Storm Water plan review Fee \$ <u>TBD</u>	
Total Fees \$ _____	Date Paid: _____	
Reviewed by: _____	Date: _____	Approved: _____ Denied: _____

Notice: The disposal of demolition / construction waste is regulated by the Department of Natural Resources under Chapter 260 RS Mo. Such waste, in types and quantities established by the department shall be taken to a demolition landfill or a sanitary landfill for disposal. No burning of any construction material allowed.

