

NOTICE OF REGULAR MEETING
Cameron Planning and Zoning Commission

Monday, August 13, 2012
6:00 p.m.
City Hall

AGENDA

1. Call to Order. Michael O'Donnell, presiding
2. Approval of Minutes of the Previous Meeting (June 11, 2012)
3. Public Participation
4. Unfinished Business
 - A. Condition Use Permits: discussion
 - B. Storm water update (ongoing)
5. New Business
 - A. Public Hearing; Conditional Use Permit – Kennel License -112 W. Prospect
 - B. Plan review 305 Little Brick St.; 1,200 Sq. Ft. building addition.
 - C. Plan review 1105 Ashland Dr.; 540 Sq. Ft. building addition.
 - D. Plan review 602 S. Harris; 1,632 Sq. Ft. Accessory building
 - E. Plan review for Parking lots and other storm water related projects
6. Future
7. Miscellaneous / Updates
 - A. Grand Ave. Church, parking lot and staff storm water review
 - B. CRMC Surgery addition, Accessory building & storm water
 - C. BOA Variance for Parkview modular classroom (7/30/12)
 - C. Next scheduled meeting, September 10, 2012
8. Adjourn

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
June 11, 2012

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:03pm.

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Edward Schmidt
Delvin Jackson

Commissioners Absent:

Tom Hamlet
Stan Hendrix
George Pratt

Others Present:

Clyde Han
Mark Gaugh
Chris Johnson – Cameron Newspaper

Item 2: Minutes from Previous Meeting

April 9, 2012

Chairman O'Donnell entertained motion to approve the minutes of the May 14, 2012 meeting. Motion made by Mr. Garges to approve the minutes of May 14, 2012; seconded by Mr. Jackson. 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: Conditional Use Permits

During the February 13, 2012 meeting, Chairman O'Donnell recommended that since Conditional Use Permits (CUP) are adopted by ordinance they should also be terminated by ordinance when they are no longer valid.

Mr. Han spoke with the City Attorney and he says that if CUPs are adopted by an ordinance it is now law and cannot be altered, changed or terminated by anything other than an ordinance.

The City Attorney also stated that to change the ordinance, a Public Hearing must be held for each CUP than needs to be terminated.

During the May 14, 2012 meeting, Mr. Han asked the Board if they wanted to "terminate" all of the CUPs in one large public hearing and submit one ordinance to City Council or handle the individual CUPs

separately. As a side note, Mr. Han also stated that once a condition in the CUP is no longer being met, the CUP is null and void.

Chairman O'Donnell stated that if the issued CUP is not utilized within the first six months or the purpose is not 'completed' within the first year, the CUP is terminated; however, it is difficult for city employees to manage the usage of the CUPs.

Chairman O'Donnell stated that he does not think it is practical to terminate a CUP by another ordinance. The ordinance already has built-in wording that voids or terminates a CUP if the conditions are not met. In most cases, there is documentation (business license not renewed, individual moved, etc.) that would make the CUP invalid.

Mr. Han stated that documenting the valid and terminated CUPs is usually simple; however, there are a few exceptions, i.e. multiple dogs.

Mr. Han agreed that holding multiple public hearings would be costly and time consuming.

Mr. Schmidt would like Mr. Han to re-visit the issue with the City Attorney and clarify how the termination of CUPs should be handled. Mr. Schmidt would like the CUPs to be handled correctly.

Mr. Jackson stated that if the CUP does not fit within the stated requirements, the permit should be terminated.

Chairman O'Donnell stated that Article 31, Item 12 should address the issue.

Mr. Han will check with the City Attorney and see if Article 31, Item 12 solves the issue.

Discussion will continue during the July meeting after clarification and the opinion of the City Attorney is received.

B: Storm Water Update

Mr. Han reported that Trans Systems is rewriting the Storm Water ordinance. Drew Bontrager is expecting to receive a rough draft of the ordinance in the next few months for review. Mr. Bontrager hopes to present the updated ordinance to the Board for review soon.

C: Comprehensive Plan

A subcommittee of City Council members has been formed to review the comprehensive plan and make suggestions.

D: Re-Appointment of Members

City Council has voted to reappoint Chairman O'Donnell and Commissioner Jackson to the Planning & Zoning Board.

Item 5: New Business

None

Item 6: Public Participation

Chairman O'Donnell asked the Board to remove the second Public Hearing from the monthly agenda.

Chairman O'Donnell feels that the Board gives the public ample time to voice their concerns and opinions about issues during the Board's review as long as they stick to the subject.

Mr. Schmidt made a motion to strike the second public hearing from the monthly agenda; seconded by Mr. Jackson. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 7: Future

None

Item 8: Miscellaneous

A: Grand Avenue Church Parking Lot

In January 2012, the Board approved a minor re-plat for the Cameron LDS Church. The LDS Church has submitted a storm water and site plan for a parking lot extension. Trans Systems is currently reviewing the storm water plan. The new parking area will accommodate 43 vehicles. Mr. Bontrager has been in contact with the LDS Church and engineers to solve small issues that need addressed.

Mr. Han stated that the church is used for Commercial Use but is zoned R-2, Residential, and does not require a review according to *Article 21* of the Zoning Ordinance

Mr. Han will update the Board on the project so they are informed and are ensured that all of the zoning requirements are met.

B: Fence Repair Allowed

Mr. Han made a judgment call on May 17, 2012, involving the repairing of a fence. Neighbors of the owner have torn down sections of the fence and have “extended” their backyards into his property. The owner would like to repair his fence to the condition it was in prior to the destruction so he does not lose property.

The property owner will have the property surveyed by Midland Surveying prior to repairing the fence.

Mr. Han instructed the property owner that he could repair the fence but he could not extend it past its original boundaries.

Mr. Han believes that *Article 25 – Non-Conforming Uses* of the Zoning Code allows the property owner to repair an existing fence.

C: Plan Review

Mr. Han asked if the Board would like to look at issues such as fence building, signage, utility poles, etc. in the future.

Chairman O’Donnell stated that he would like to look at issues involving storm water, parking lots and retaining walls so the Board can stay in the loop as to what is going on. A second review can also help keep the City out of *trouble* later on down the road. Planning & Zoning minutes help back-up the staff’s recommendation.

Mr. Han would like the Board to review some issues; however, sometimes a review by Planning & Zoning can delay the process because of timing.

Chairman O’Donnell stated that Planning & Zoning documentation is helpful for future review and answering questions asked by City Council.

Chairman O’Donnell would like to continue the discussion during the July meeting when all members are present and see if the Board as a whole would like more involvement.

Item 9: Adjourn

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

Meeting adjourned at 6:45 pm.

Next scheduled meeting of the Cameron Planning and Zoning is July 9, 2012.

Minutes submitted by:

Chris O'Donnell
Secretary Recorder
Cameron, MO 64429

Minutes of the June 11, 2012 Cameron Planning and Zoning Commission approved on _____, 2012

Chairman Michael O'Donnell

MEMO

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Wednesday, August 08, 2012
RE: Conditional Use Permits

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.

After checking with our City Attorney a second time he says that if "Conditional Use" is adopted by an "Ordinance" it is a Law and it cannot be altered, changed or terminated by any other means than an Ordinance.

In order to change the ordinance a "Public Hearing" shall be held for each Conditional Use permit. We have 33 "CUP" for 29 properties. Each will require signage (I have 4 signs), 2 week public notice in newspaper, and letters sent to all property owners within 185 feet (489 letters).

City attorney Elliott says it depends on how the ordinance passed by council was worded. He will review our adopted ordinance language and offer his opinion.

AGENDA ITEM

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Monday, July 30, 2012
RE: Public Hearing for Conditional Use Permit:
Kennel License at 112 W. Prospect

Petition for "Conditional Use Permit" for a "Kennel License" / keeping of three dogs has been filed for 112 W. Prospect.

This is a Conditional Use allowed in R-2 Residential.

The property at 112 W. Prospect has been signed in excess of the required 10 days (sign posted 7/26/12).

Property owners within 185 feet of have been noticed by mail in excess of the required 14 days (letters mailed 7/26/12).

"Notice" of Public Hearing published in the Cameron Observer in excess of the required 15 day notice (published 7/26/12).

Animal Control has no issues with approving the Conditional Use Permit for a Kennel License / keeping of three dogs.

The petitioner, Katie Anderson and Luke Schlorff, are the new property owners of 112 W. Prospect. Katie and Luke just purchased the home and have three dogs. Luke works for a pipeline company and is on the road, the majority of the year. Luke normally keeps one of the dogs with him on the road.

Conditions for keeping three dogs:

1. Maintain "approved" fenced yard
2. Dogs will not be out at night
3. Allow three current dogs only
4. When any of the above conditions change the Condition Use is terminated.

Two letters have been returned and I have had no comment from any neighbors as of Wednesday, August 08, 2012. I will update the Commissioners at the meeting if this changes.

PETITION FOR CONDITIONAL USE PERMIT
City of Cameron, Missouri

Instructions: (1) Conditional Use Permits are issued to individuals for specific uses at specific sites only. Any change in ownership or site requires re-application. (2) Include site plan showing improvements, facilities, parking, dimensions, fences, setbacks, etc. (3) The Applicant must appear at the public hearing before the Planning and Zoning Commission and present his/her case. The burden of providing substantiating evidence rests with the applicant.

Address of Property: 112 W. Prospect St.

Legal Description: Lot 3, & W. 10' of Lot 2 in Blk 166

Zoning: _____

Name of Petitioner: Katie Anderson

Address: 112 W. Prospect St Phone Number: 816-284-0988

Name of Owner: Katie Anderson

Address: 112 W. Prospect St Phone Number: 816-284-0988

Describe intended use of property: Just moved into house so asking for kennel permit for the winter months due to one dog being on the road through summer months.

Describe special conditions sought (hours of operation, products, lighting, parking, services, limits, etc.): _____

Allowing 3 dogs on property for a few months of the year

Statement of Ownership: The signatory hereon certifies that he/she is the owner of the property described above.

Signature of Owner: Katie Anderson Date: 7/10/12

DO NOT MARK BELOW THIS LINE

Fee: \$75.00 Date Paid: 7/11/12 Date of Hearing: 8/13/12 Date Notice Published: 7/26/12

Recommendation of Planning & Zoning Commission: () Approved () Denied Date: _____

Action by City Council: () Approved () Denied Date: _____ Ordinance No. _____

My name is Katie Anderson and I just moved into 112 W. Prospect. My boyfriend, Luke, and I will be living here along with our dogs. We have a Chocolate Lab, a black Lab, and a Red heeler. We are trying to get our kennel permit so we can keep all three of our dogs with us. Luke works the Pipeline and is gone many months of the year and when he is gone he takes one of the Labs with him leaving only two dogs at the house. It is hard to pin-point when Luke will be working, but he is usually gone through the Spring, Summer and Fall months, and home during winter months. However, that is not always exact, he may come home during the summer for a few weeks then go back out. Our dogs are inside dogs. They typically are only outside if Luke and I go out for the day or if I am at work. We have a full fence in place to ~~cont~~ allow the dogs to run while

They are outside. All three of our dogs are very friendly and love people and attention. Our dogs are like our kids, so we are asking to be able to keep them with us when we are all together at our home. Thank you for your time and if you have any questions or ~~concerns~~ concerns please feel free to come over and talk or call me on my cell: 816-284-0988.

Thank You,
Kateri Anderson

Wednesday, July 25, 2012

Dear property owner,

A "Petition for Conditional Use Permit" has been filed to allow for three (3) dogs / "Kennel License" at 112 W. Prospect.

As required by City Ordinance, Planning and Zoning will conduct the "Public Hearing" regarding the issue also you are receiving this letter as part of the required notification of property owners within 185 feet of 112 W. Prospect.

The Public Hearing will be held at 6:00 PM, Monday, August 13, 2012, in the Council chambers in City Hall, 205 N. Main, Cameron MO.

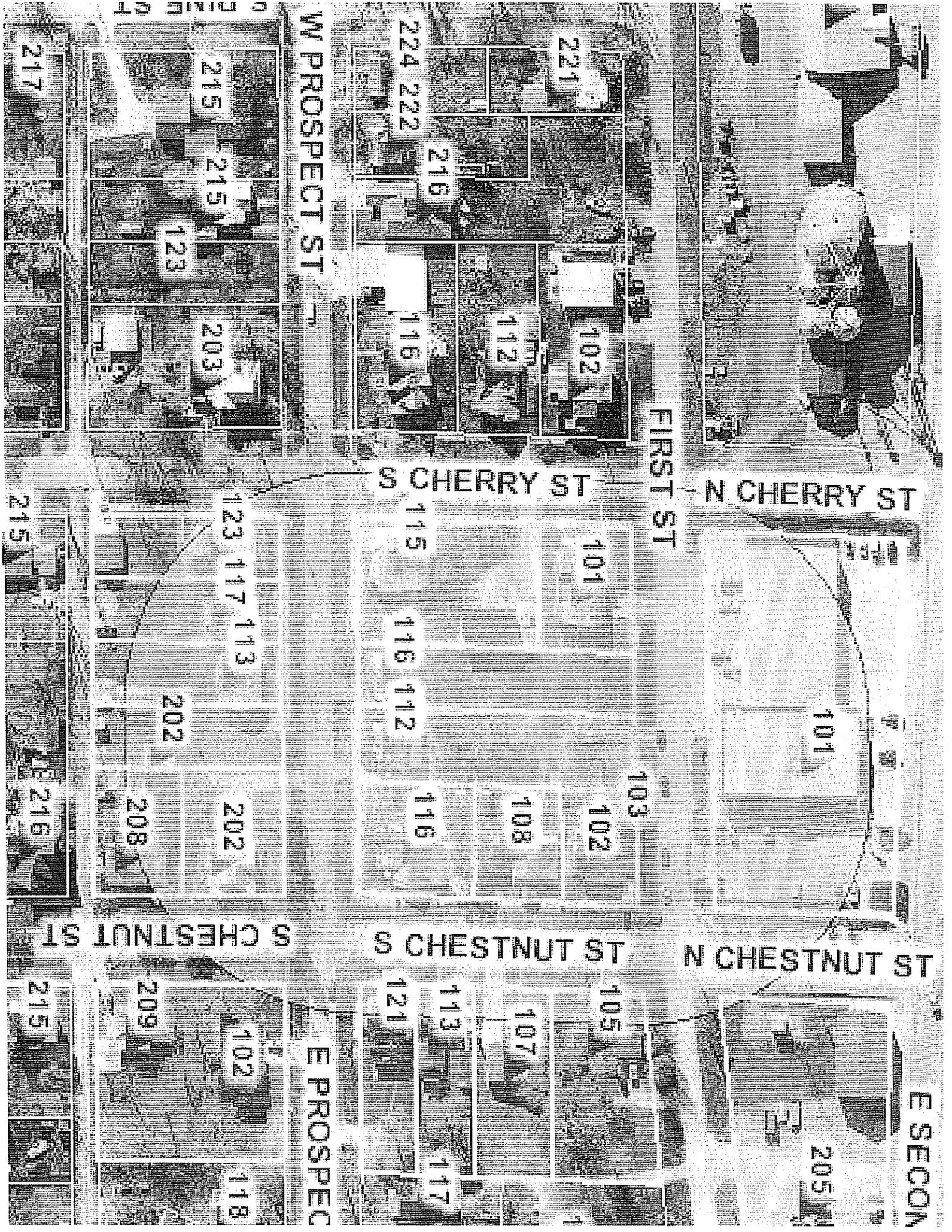
The petitioner and roommate have just moved in and have three dogs. The dogs are a Chocolate Labrador, a Black Labrador and a Red Heeler.

The roommate works for a pipeline company and is gone several months of the year (spring, summer and fall) and takes one of the Labradors with him. The issue is the winter months when pipeline construction is shut down and during vacations when all the animals would be home.

The petitioner written statement says that the dogs are inside dogs and would only be out during the day, the yard is fenced, the dogs are friendly.

You are invited to attend the Public Hearing at 6:00 PM, Monday, August 13, 2012, in the Council chambers in City Hall, 205 N. Main, Cameron MO. If you cannot attend or you have questions you may call, write or email me. I will also pass your comments on to Planning and Zoning.

Clyde Han
City Inspector
Office (816) 632-2177
Fax (816) 632-1067
Email: inspector@cameronmo.com



W PROSPECT ST

S CHERRY ST

S CHESTNUT ST

FIRST ST

N CHERRY ST

N CHESTNUT ST

E SECON

217

221

224 222

216

215

215

123

203

102

112

116

215

123 117 113

202

208

202

115

116 112

116

108

101

103

102

101

S CHESTNUT ST

215

209

102

118

105

107

113

117

121

205

Schreck Dale W & Kimmie K
208 S Chestnut
Cameron, MO 64429

J & D Rentals LLC
605 N Walnut
Cameron, MO 64429

Parks Larry G & Patricia L
113 S Chestnut
Cameron, MO 64429

Bolen Merlyn E & Margaret A
216 S Chestnut
Cameron, MO 64429

City Of Cameron
205 N Main
Cameron, MO 64429

Clark John A Trustee 1/2
605 N Walnut P O Box 406
Cameron, MO 64429

Mcelwain Gary C & Warren L
P O Box 512
Maysville, MO 64469

Hamlet Karen M
115 S Cherry
Cameron, MO 64429

Price Betty J
116 S Chestnut
Cameron, MO 64429

Bruner Brad A & Jena D
107 S Chestnut
Cameron, MO 64429

*LETTER
RETURNED*

Jones Richard E & Diane
101 S Cherry
Cameron, MO 64429

~~Smart Damon R & Beverly A
112 W Prospect
Cameron, MO 64429~~

Millhollin Jack D & Janice I
11750 Ne West St
Cameron, MO 64429

Walker John C & Jerri A
202 S Chestnut
Cameron, MO 64429

*LETTER
RETURNED*

Toney Patricia A
103 W 1St Street
Cameron, MO 64429

Walker John & Jerri Ann
410 East 5Th St
Cameron, MO 64429

L & J Rentals LLC
9202 Ne 69 Hwy
Cameron, MO 64429

Notice of Public Hearing
For Condition Use Permit
Kennel Permit to Keep Three Dogs

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of Cameron, Missouri at 6:00 o'clock (6:00 p.m.) on Monday, August 13, 2012 at City Hall, 205 North Main Street, Cameron, Missouri in regards to a Petition for Conditional Use Permit which would allow the keeping of three dogs in an "R-2", Two-Family Residential, zoning district located at: 112 W. Prospect

Petitioner: Katie Anderson

112 W. Prospect

Cameron MO. 64429

Public attendance and comments are invited

Barbara J. O'Connor, CMC
City Clerk

AGENDA ITEM

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Monday, July 30, 2012
RE: Plan Review - 305 Little Brick St. - 1200 Sq. Ft. building addition

Application has been made to add a 30 X 40 addition onto an existing 6,800 sq. ft. building.

The addition of 1200 Sq. Ft. exceeds 10% of the existing building of 6,800 sq. Ft., this requires a commercial plan review by Planning & Zoning as per Article 21 (9) of the Zoning ordinance.

The property is zoned C-2 – General Commercial.

Setbacks for the addition;

Front yard: existing building is 85 feet - exceeds the 25 foot required;

Side yard: to addition 40 feet (7 feet required, unless 3 stories requires 10 feet).

Rear yard: proposed addition will be 45 feet plus, exceeds the 25 foot required.

Height of addition approximately 18', 45 foot permitted.

Property is C-2 both sides, no buffer strip is required.

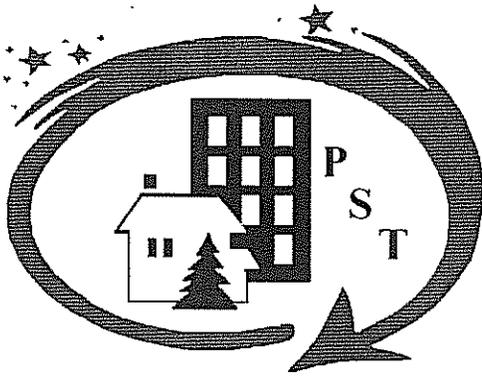
Use: Storage / garage permitted in C-2 "General Commercial", owner is using addition to store his person vehicles – not work bays.

Addition requires additional parking spaces - 1 space per 200 sq ft. ($8000/200 = 40$) which are already provided (see aerial photo); no increase in impervious area (gravel or paved) expected in the immediate future.

Lot Size: 37,576 – Exceeds the 5,000 sq ft required.

The new addition will be built over and existing concrete / impervious area.

Storm water letter from PST Engineering states that no increase in impervious area – no storm water detention required (Letter attached). Public Works Director Bontrager also agrees that a full storm water review is not required.



PST ENGINEERING

8141 N. Oak Trafficway, Suite D, Kansas City, MO 64118

Office: (816) **468.1200** Fax: (816) **468.1507**

www.PSTKC.com

Design • Consulting • Inspections • Investigations
Commercial and Residential

Frank A. Comer, PE
Professional Engineer

Bernie Reams, CPBD
Certified Professional
Building Designer

July 30, 2012

Twin Creeks Tire Company
Mr. Ryland Burnett
305 Little Brick Road
Cameron, MO 64429

Reference: Report of Commercial Building Review at:
305 Little Brick St, Cameron, MO 64429

Dear Mr. Burnett:

This report is meant to summarize a review of the property at the above referenced address. This review was performed on 7/19/12, at the request of the addressee and any and all reports regarding the referenced address produced by any associates of our firm (PST Engineering) are for the use of the addressee of the report only.

This report provides documentation of findings for the addressee. Though this report may be viewed by anyone it is presented to, it should be presented in an "information only" manner to other parties. It is **NOT** within the scope of our review, nor the fees paid to us, to explain the results outlined herein to other parties nor to explain to other parties how to make repairs to the building.

The scope of our review was to provide consultation regarding a visual examination of the property, relative to a request made with regard to drainage affected by the planned addition. Any elements not readily visible or accessible were excluded from this review. No destructive examination or probing was performed or authorized. Attached to this report are photo's taken of the property for reference.

Report of Commercial Building Review at:
305 Little Brick St, Cameron, MO 64429

VISUAL OBSERVATIONS AND FINDINGS:

The building faces approximately South. It has a concrete slab on-grade addition at the East which is approximately 32'x42'. The approach to the slab is paved and the ground South of the new addition is of gravel and a clayey soil. Drainage from the building is unaffected by the addition with the down spouts still draining to the South. There is no development to the South of the property. The ground and grade is aggregate outside the paved areas that are unchanged and impervious areas are not changed.

Based on my examination I believe the addition does not significantly change or alter the drainage for the property.

LIMITATIONS AND EXCLUSIONS

The above mentioned observations, opinions and recommendations pertain to the scope of services outlined on page one of this report only. In addition, no attempt was made to view components or systems not readily viewable or visible. No attempt was made to review for environmental hazards.

When making visual observations of a building or its systems or components, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions, the owner or recipient of this report agrees that **PST** and its employees will be held harmless, and indemnified and defended, from and against any and all claims, loss, liability or expense, including legal fees, arising out of the services provided by this report. **PST** makes no guaranty or warranty, expressed or implied, concerning water that may seep into the building(s) at ANY location.

Sincerely,



Frank A. Comer, PE
Professional Engineer
PST - ENGINEERING & INSPECTIONS

From: Drew Bontrager
Sent: Friday, August 3, 2012 4:07 PM
To: Clyde CH. Han; Mark Gaugh
Subject: RE: Please review

Clyde:

After discussing these additions with our storm water engineer, I believe none of these will not require a full storm water review.

Thank you
Drew Bontrager

From: Clyde CH. Han
Sent: Tuesday, July 31, 2012 9:53 AM
To: Drew Bontrager; Mark Gaugh
Subject: Please review

Three site plans and review checklists attached (Twin Creeks Tire, Parkview School classroom and Scotty's Carriage Works).

I need this by the weekend so I can have for P&Z packets.

Thanks

Clyde Han, CBO, CFI
City Inspector
City of Cameron

inspector@cameronmo.com

205 N. Main, Cameron, MO 64429 816.632.2177 fax: 816.632.1067 www.cameronmo.com

This email and any accompanying documents contain confidential information belonging to the sender, which is legally privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this emailed information is strictly prohibited. If you have received this email in error, please immediately notify us by reply email.

CHECK LIST: Commercial Permit Review; Project: Twin Creek Tire- Building Addition

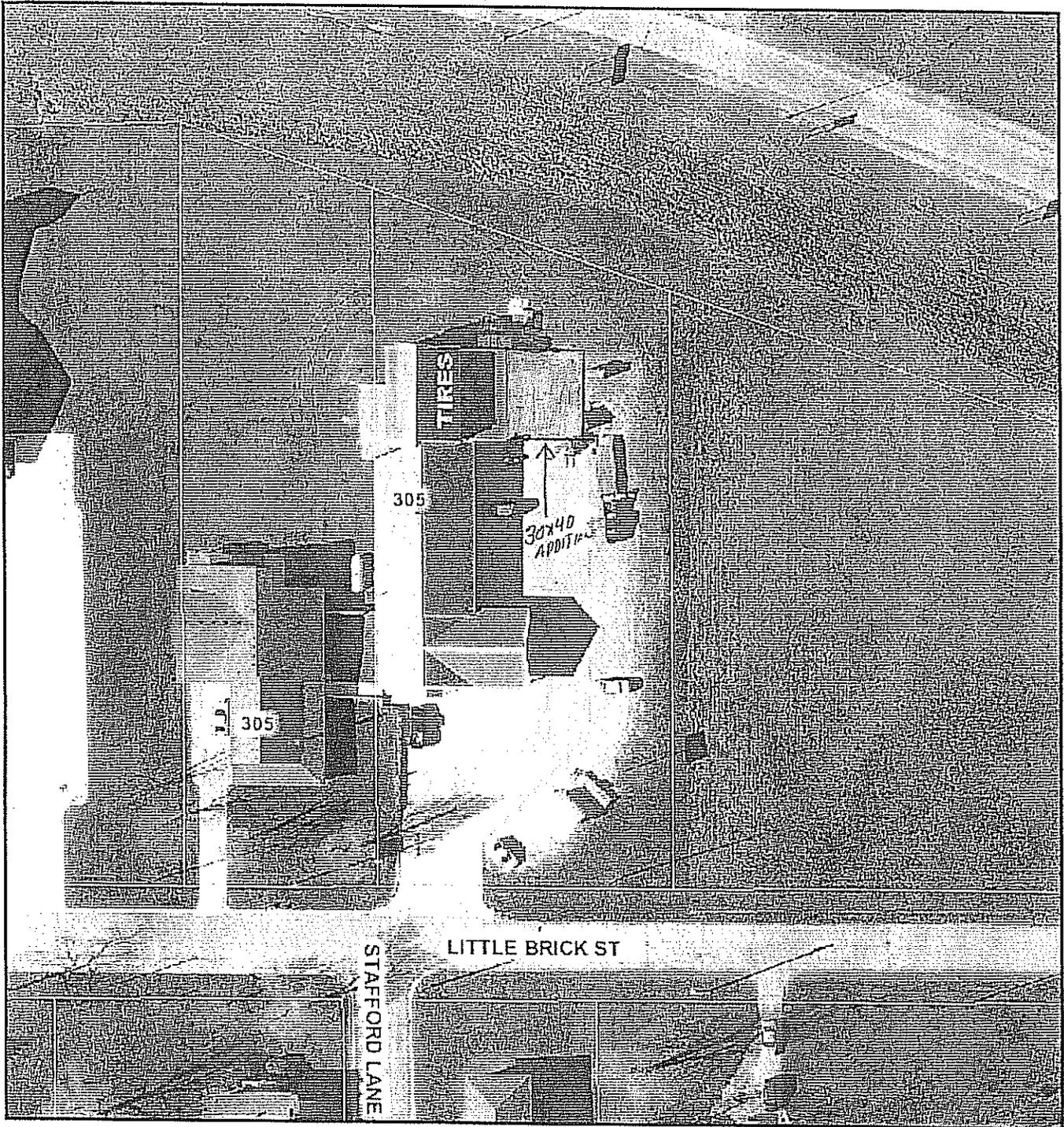
Address: 305 Little Brick, Cameron MO.

Date: Tuesday, July 31, 2012

Dept.	Component	Y/N N/A	Comment
Bldg. Inspector	Application. Indicate owner and applicant. Applicants Signature. Must be complete.	Y	
Bldg. Inspector	Site Plan. Show set-backs, scale, building location, Engineer's seal. Show dimensions & distances.	N/R	Small project 30X40 (1200 Sq. Ft.) addition to existing building. Not requiring "seal"
Zoning.	Zoning. Is location in correct zoning district? Indicate proposed use. Does lot meet size minimum?	Y	C-2 General Commercial, Use is storage, lot is 37,576 sq ft exceeds 5000 sq. ft. min.
Utilities	Utilities. Show location of water, sewer, electric, phone, gas, and cable lines existing and proposed.	N/A	No construction in right of way to impact any utilities
Public Works	Storm Water Management Plan. Must be prepared by licensed civil engineer, except in C-1. Allow review time	N/R	Addition built over already impervious area – full review not required
Zoning.	Parking. Scaled plan. Calculate spaces required and provided. Must be paved, marked w/ bumpers. ADA.	N/A	Business exceeds min required. Gravel lot. 40 spaces required.
Bldg. Inspector	Easements. Show existing and proposed easements and rights-of-way including purpose of each.	Y	Site plan / aerial view
Zoning.	Signage. Show locations, height, and size. May not extend into R/W. No flashing signs	Y	No signage involved, required or requested
Zoning.	Fences. Fencing and buffer required if adjoining residential district.	N/A	No residential district adjoining
Public Works	Access Management. The portion of driveways within the street right-of-way must be 6-inch min. concrete.	N/A	No changes – existing access
Public Works	Sidewalk. Minimum 5-foot width. Must be ADA compliant. Concrete. 6" minimum depth at driveway.	N/A	No "Public" improvements required for building addition
Bldg. Inspector	Sprinkler. May be required in large commercial, retail and office structures. See IBC schedule.	N/R	Total structure size 8,000 Sq. Ft. Sprinklers not required until 12,000 sq. Ft.
Zoning.	Extended Setback. 50-ft. setback for billiards, bowling, drive-ins, theaters, alcohol. Alcohol 100' school/church.	N/A	None apply
Public Works	Driveways. Show location. 20 ft. from residential. Must be paved. Concrete within street R/W.	N/A	No changes, Driveways and controlled access to remain unchanged
Bldg. Inspector	Demolition. Is demolition proposed? Regulated by Mo. DNR. No burning of construction material.	N/A	No Demo required

Reviewed by: DB / CH Title: PW Director, Bontrager / City Inspector, Han Approved Denied

Cameron, Missouri GIS



Disclaimer: These maps were prepared for the inventory of real property found within the City of Cameron, Missouri, and are compiled from recorded deeds, plans, plats, other public records and/or supportive data. These maps were prepared utilizing parcel information from Clinton & DeKalb County Governments. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, area calculations, zoning verification, etc. The City of Cameron makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and shall assume no liability or responsibility for any errors or inaccuracies in the information provided. The user relieves the City of Cameron, and its respective agents, officers, and employees of any liability for any and all damages resulting from the use or misuse of these data.

30x40

Map Scale
1 inch = 67 feet

LOT .86 ACRES = 37,576



City of Cameron

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

COMMERCIAL BUILDING PERMIT

Date: 7-30-12

Permit No: _____

All permits expire 180 days from date of issuance.

Property Owner: Ryland Burnett

Home or Office mailing address: 305 Little Brick City: Cameron

State: MO Zip: 64429 Phone: 816-649-2073 Cell: 816-632-8196

Project address: 305 Little Brick Cameron Zoning: _____ County: DeKalb

Subdivision: _____ Lot #: _____ Lot size: 37,576

Structure Dimensions: 30'x40' # of floors 1 Total Sq. Ft. 1200

Type of construction Wood Use & Occupancy Classification Garage/Storage

Estimated Construction Cost \$ \$25000.00

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: 40 Provided: 40 ADA Spaces required: 2

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

Applicant: _____ Address: _____

City: _____ State: _____ Zip: _____ Phone: _____ Cell: _____

Applicants Signature: [Signature] Date 7-30-12

SDC \$ -0- Water Tap \$ -0- Sewer Tap \$ -0-

Building Fee (Sq Ft. X .2) = \$ 95.00 Storm Water plan review Fee \$ _____ TBD

Total Fees \$ 95.00 Date Paid: 7/30/12

Reviewed by: P47 Date: 8/13/12 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.

AGENDA ITEM

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Wednesday, August 08, 2012
RE: Plan review – 602 S. Harris – 1,632 Sq. Ft. Modular Classroom

Application has been made to set a 24 X 68 modular classroom at Parkview Elementary school. Board of Adjustments approved the building type Monday, July 30, 2012. A variance was required due to the building style and anchoring verses the zoning district (mobile homes not allowed in 1 & 2 family district). Board of Adjustment's minutes are attached for reference.

The structure will classify as an Accessory building to the main building.

The use is commercial; this requires a commercial plan review by Planning & Zoning as per Article 21 (9) (D) of the Zoning ordinance.

The property is zoned R-2 – 1 & 2 Family; Schools and "Accessory" structures are permitted.

Setbacks for the structure;

Front yard: Main building is 125 feet - exceeds the 25 foot required;

Side yard: 75 feet (7 feet required).

Rear yard: School has streets on three sides; technically three front yards and no rear yard. The side opposite the addressed front of the building is 280 feet from the property line to the proposed accessory building, 25 foot required.

Height: approximately 14 foot, 24 foot permitted.

Parking: Article 24, 3 (G) = *Elementary and Junior High: One (1) parking space for each staff member and person regularly employed on the premises, plus two (2) parking spaces for each classroom.* 4 new parking spaces have not been proposed, shared parking with the ball fields and Country Club Sq. lot provide ample parking there is also no increase in staff.

Lot Size: 9.2 Acres exceed the 5,000 sq ft required.

Total Sq. footage and number of accessory buildings will not be exceeded;

Article 21, 7 (F): *There shall be no more than two (2) accessory buildings permitted upon any residential lot, the aggregate square footage of which shall not exceed the Size Limitations set forth in Section 7.E herein.*

Article 21, 7 (E) = Lots over 2 acres, allows max accessory building size of 4000 Sq. ft.

The new structure will be built over and existing asphalt playground and impervious area. There will be no increase in impervious area – no storm water detention required. Public Works Director Bontrager agrees that a full storm water review is not required.

CHECK LIST: Commercial Permit Review; Project: Parkview Elementary – Modular ClassroomAddress: 602 S. Harris St., Cameron MO.Date: Tuesday, July 31, 2012

Dept.	Component	Y/N N/A	Comment
Bldg. Inspector	Application. Indicate owner and applicant. Applicants Signature. Must be complete.	Y	Attached
Bldg. Inspector	Site Plan. Show set-backs, scale, building location, Engineer's seal. Show dimensions & distances.	N/R	Small project 1632 Sq. Ft. (24 X 68) Modular classroom. No "seal" required.
Zoning.	Zoning. Is location in correct zoning district? Indicate proposed use. Does lot meet size minimum?	Y	Zoning = R-2 Residential Use = school classroom Lot = 9.2 Acres
Utilities	Utilities. Show location of water, sewer, electric, phone, gas, and cable lines existing and proposed.	N/A	No construction in right of way to impact any utilities
Public Works	Storm Water Management Plan. Must be prepared by licensed civil engineer, except in C-1. Allow review time	N/R	Unit being placed on existing asphalt – full review not required.
Zoning.	Parking. Scaled plan. Calculate spaces required and provided. Must be paved, marked w/ bumpers. ADA.	N/A	No increase in parking required for K-4 classroom – no increase in staff & kids don't drive
Bldg. Inspector	Easements. Show existing and proposed easements and rights-of-way including purpose of each.	Y	Site plan / Aerial
Zoning.	Signage. Show locations, height, and size. May not extend into R/W. No flashing signs	Y	No signage involved, required or requested
Zoning.	Fences. Fencing and buffer required if adjoining residential district.	N/A	School is already zoned "Residential"
Public Works	Access Management. The portion of driveways within the street right-of-way must be 6-inch min. concrete.	N/A	No changes – existing access
Public Works	Sidewalk. Minimum 5-foot width. Must be ADA compliant. Concrete. 6" minimum depth at driveway.	N/A	No "Public" improvements required for this project
Bldg. Inspector	Sprinkler. May be required in large commercial, retail and office structures. See IBC schedule.	N/R	
Zoning.	Extended Setback. 50-ft. setback for billiards, bowling, drive-ins, theaters, alcohol. Alcohol 100' school/church.	N/A	None apply
Public Works	Driveways. Show location. 20 ft. from residential. Must be paved. Concrete within street R/W.	N/A	No changes, Driveways and controlled to remain unchanged
Bldg. Inspector	Demolition. Is demolition proposed? Regulated by Mo. DNR. No burning of construction material.	N/A	No demo required

Reviewed by: D. Bontrager / C. Han Title: P/W Director/ City Inspector Approved X Denied _____

From: Drew Bontrager
Sent: Friday, August 3, 2012 4:07 PM
To: Clyde CH. Han; Mark Gaugh
Subject: RE: Please review

Clyde:

After discussing these additions with our storm water engineer, I believe none of these will not require a full storm water review.

Thank you
Drew Bontrager

From: Clyde CH. Han
Sent: Tuesday, July 31, 2012 9:53 AM
To: Drew Bontrager; Mark Gaugh
Subject: Please review

Three site plans and review checklists attached (Twin Creeks Tire, Parkview School classroom and Scotty's Carriage Works).

I need this by the weekend so I can have for P&Z packets.

Thanks

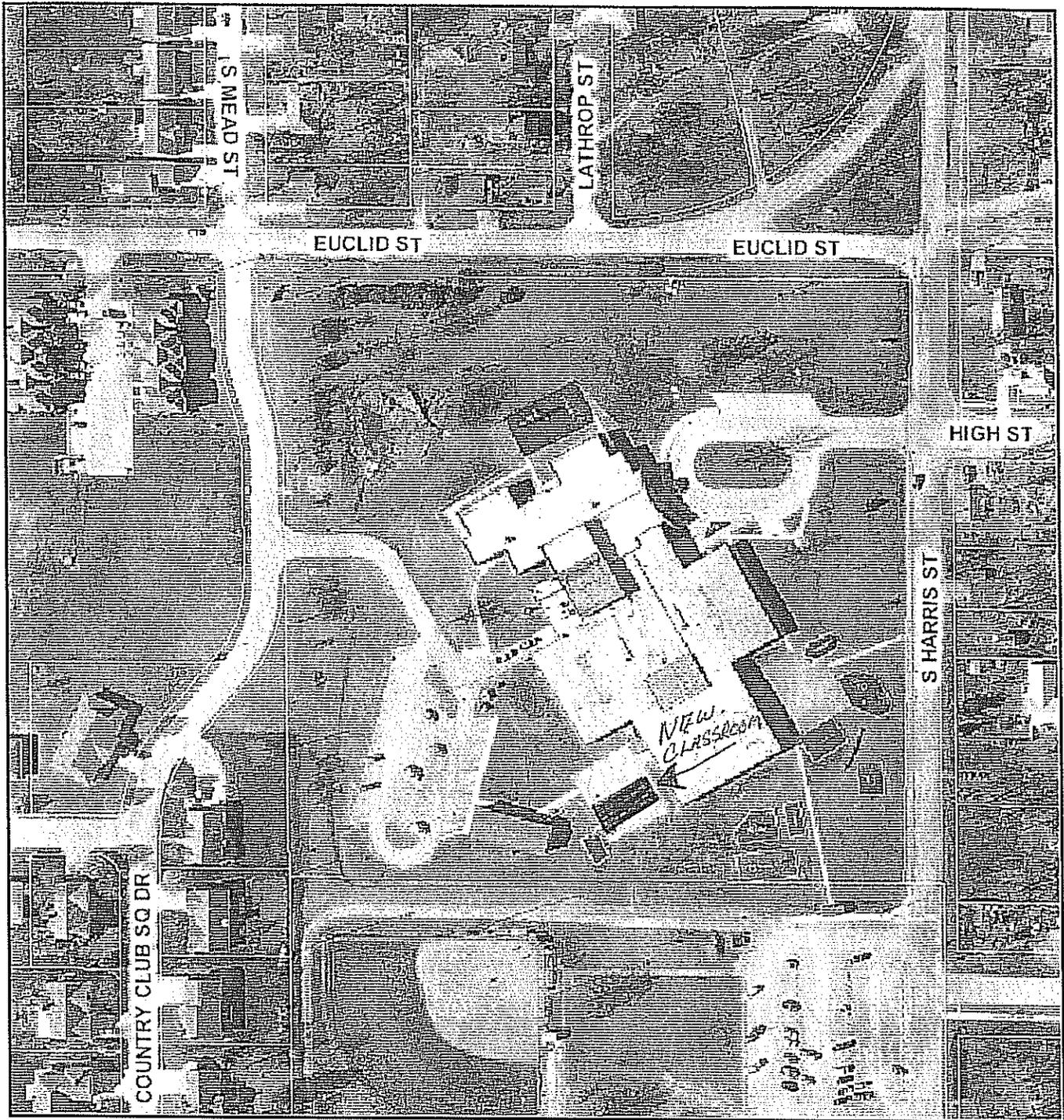
Clyde Han, CBO, CFI
City Inspector
City of Cameron

inspector@cameronmo.com

205 N. Main, Cameron, MO 64429 816.632.2177 fax: 816.632.1067 www.cameronmo.com

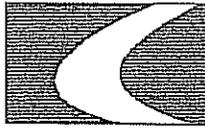
This email and any accompanying documents contain confidential information belonging to the sender, which is legally privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this emailed information is strictly prohibited. If you have received this email in error, please immediately notify us by reply email.

Cameron, Missouri GIS



Disclaimer: These maps were prepared for the inventory of real property found within the City of Cameron, Missouri, and are compiled from recorded deeds, plans, plats, other public records and/or supportive data. These maps were prepared utilizing parcel information from Clinton & DeKalb County Governments. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, area calculations, zoning verification, etc. The City of Cameron makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and shall assume no liability or responsibility for any errors or inaccuracies in the information provided. The user relieves the City of Cameron, and its respective agents, officers, and employees of any liability for any and all damages resulting from the use or misuse of these data.

Map Scale
1 inch = 154 feet



City of Cameron

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

COMMERCIAL BUILDING PERMIT

Date: Tuesday, July 31, 2012

Permit No: _____

All permits expire 180 days from date of issuance.

Property Owner: Cameron School District

Home or Office mailing address: 423 N. Chestnut City Cameron

State: MO. Zip: 64429 Phone: 632-2170 Cell: _____

Project address: 602 S. Harris Zoning: R-2 County: Clinton

Subdivision: _____ Lot #: _____ Lot size: 9.2 Acres

Structure Dimensions: 24 X 68 # of floors 1 Total Sq. Ft. 1,632

Type of construction Modular Use & Occupancy Classification Classroom

Estimated Construction Cost \$ N/A - 3 yr lease

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: N/A Provided: 0 ADA Spaces required: 0

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

Applicant: David Lee Address: 423 N. Chestnut

City: Cameron State: MO. Zip: 64429 Phone: 632-2170 Cell: _____

X Applicants Signature David Lee X Date 8-2-12

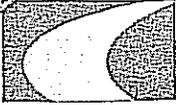
SDC \$ N/A Water Tap \$ 0 - existing Sewer Tap \$ 0 - Existing

Building Fee (Sq Ft. X .2) = \$ 0 Storm Water plan review Fee \$ TBD

Total Fees \$ 0 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.



SUBMITTED
DATE 7/11/12 *ef*

City of Cameron
205 N. Main, Cameron, MO 64429
816.632.2177 816.632.1067 fax

APPLICATION FOR APPEAL/VARIANCE

Instructions to Applicants: An applicant may appeal to the Board of Adjustment for an interpretation, modification, variation, or reversal of a decision of the building/zoning officer. The applicant must provide all information requested below and must present his/her case before the Board of Adjustment.

Address of Property: 602 South Harris
(if appeal is made with regard to a specific parcel of property)

Legal Description of Property: _____

Name of Applicant: Cameron R-I School District Phone: (816)632-2170

Applicant's Address: 423 North Chestnut

Property Interest of Applicant:
 Owner Contract Purchaser Lessee Other: School District

Name of Owner: Cameron R-I School District Phone: ()

Address of Owner: 423 North Chestnut

Present Use of Property: School Building Present Zoning: Residential

Decision of Action of Building/Zoning Officer which is being appealed: MOBILE HOME!
NOT APPROVED FOR R-2 ZONING DISTRICT (142 FAMILY)

Description of appeal or variance of applicant: _____
The Cameron R-I School District would like to add an additional modular classroom to the west of Parkview. This would sit on or near the west playground.

Signature of Owner: _____ Date: _____

Signature of Applicant: Matt Reiser Date: 7-11-12

DO NOT MARK BELOW THIS LINE

Fee: \$75.00 Date Paid: 7/11/12

Date of Hearing: 7/30/12 5:PM Date Notice Published: 7/19/12

Decision of Board of Adjustment:
 Approved Denied Date: 7/30/12

Form should be filled out, printed, signed and returned to City Hall at the address given above

MINUTES OF MEETING

Cameron Missouri Board of Adjustments
City Council Chambers, Cameron, Missouri
June 30, 2012

Item 1: Call to Order

Chairman Osborn called the meeting to order at 5:03pm.

Members Present:

Chairman Kent Osborn
Bob Thompson
Rose Hamer
Scotty Massey
Mike O'Donnell

Members Absent:

None

Others Present:

Clyde Han
David Lee – Cameron School District
Chris Johnson – Cameron Newspaper

Item 2: Minutes from Previous Meeting

May 21, 2012

Mr. O'Donnell moved that the minutes of the May 21, 2012 meeting be approved as presented; seconded by Mr. Massey. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Item 3: Unfinished Business

None

Item 4: New Business

A: Public Hearing – Variance – Cameron School District Modular Classroom

The Cameron School District is asking for a variance to place a modular classroom at Parkview Elementary. The modular classroom will not be placed on a permanent foundation but will be anchored with straps and tie downs. This type of construction and anchoring method conforms to a mobile home and is only allowed in a R-4 (mobile home park) district.

The proposed classroom will be 24 feet wide by 68 feet long and will be located approximately 300 feet off of County Club Square Drive. The 'classroom' will be placed on the existing asphalt playground close to the southwest corner of the main building. The classroom will be connected to the existing modular classroom water and sewer lines and electric will be provided by the 200 amp underground served by the main building.

Parkview Elementary currently does not have enough classroom space in the main building for the increased student population. The modular classroom will be used for art and music classes for grades K-4.

There is a minimum three year lease required for the classroom; however, Dr. Robinson believes the school will have another solution in place for classrooms before the three year lease is up.

A sign was placed along Country Club Square Drive on July 12, 2012.

Since the signs have been placed, Mr. Han stated that three people have asked about the pending action. Two people who contacted City Hall were fine with the pending action. One individual stated a concern with the length of time the modular classroom would be located at Parkview Elementary.

Chairman Osborn entertained a motion to enter public hearing. Motion made by Ms. Hamer to enter public hearing; seconded by Mr. Thompson. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Public Hearing

David Lee, Cameron School District, stated that there has been a large influx of students into the Parkview Elementary School over the last few years and the music and art classrooms have been replaced as kindergarten or 1st grade classrooms. Traveling classrooms for music and art is difficult because the teachers cannot carry all of the necessary equipment from classroom to classroom on a daily basis. All of the kids in Parkview will be utilizing the new modular classroom on a daily basis.

Mr. Lee also stated that the school board is looking into a solution for expansion at the school and will hopefully have a plan in place before the three year lease is up.

Mr. O'Donnell asked if the school is asking for a three year variance.

Mr. Han stated that the school district did not specify a time frame on the application.

Chairman Osborn asked if there is a timeframe for a variance.

Mr. O'Donnell state that the timeframe on a variance is usually up to what the Board wants to do.

Mr. O'Donnell also stated that once the building is removed a new variance will have to be granted if the school district would like to bring in another modular classroom.

Mr. Han stated that a variance is usually granted for the lifespan of the project.

Mr. O'Donnell expressed that he felt the hardship fulfills the variance requirements.

Chairman Osborn entertained a motion to leave public hearing. Motion made by Mr. Massey to leave public hearing; seconded by Mr. O'Donnell. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Ms. Hamer made a motion to accept the variance for a modular classroom to be placed at Parkview Elementary. The variance will be granted for the lifetime of the project; seconded by Mr. Thompson. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

B: Chairman Osborn's Term

Mr. O'Donnell made a motion to recommend to City Council to re-appoint Chairman Osborn to Board of Adjustments; seconded by Ms. Hamer. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 1, absent – 0.

Item 5: Miscellaneous

Mr. Han gave the Board an update on Planning and Zoning including CUPs, storm water ordinance, site plan revisions and the surgery unit at Cameron Regional Medical Center.

The Board will receive a copy of the minutes after the next meeting.

Item 6: Adjourn

Mr. Osborn entertained motion to adjourn. Motion made by Mr. Massey; seconded by Ms. Hamer. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Meeting adjourned at 5:20 pm.

Minutes submitted by:

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

AGENDA ITEM

TO: Planning & Zoning Commission
FROM: Clyde Han, Building Inspector
DATE: Wednesday, August 08, 2012
RE: Plan Review for 1105 Ashland St. 540 Sq. Ft. building addition

Application has been made to add 18 feet onto an existing 30 X 50 building. The addition of 540 Sq. Ft. exceeds 10% of the existing building of 1,500 sq. Ft., this requires a commercial plan review by Planning & Zoning as per Article 21 (9) of the Zoning ordinance.

The property is zoned M-1 – Light Manufacturing.

Use, for the structure and addition is storage which is listed as a "Principally Permitted Use" (Article 19. 3. (B)).

Setbacks for the addition;

Front yard: existing building is 117 feet, exceeds the 25 foot required;

Side yard: existing building 9.5 feet, none required unless abutting "Residential", this property abuts another M-1.

Rear yard: proposed addition will be 350 feet plus, exceeds the 25 foot required.

Height of addition approximately 18', 45 foot permitted.

Property is fenced and no buffer strip required.

Lot size: 6.5 Acres – exceeds 5000 sq ft required.

Parking: Addition requires 3 additional spaces, business exceeds min required.

New addition will be built over and existing gravel / impervious area. Storm water review / detention not required. Public Works Director Bontrager also agrees that a full storm water review is not required (see email).

From: Drew Bontrager
Sent: Friday, August 3, 2012 4:07 PM
To: Clyde CH. Han; Mark Gaugh
Subject: RE: Please review

Clyde:

After discussing these additions with our storm water engineer, I believe none of these will not require a full storm water review.

Thank you
Drew Bontrager

From: Clyde CH. Han
Sent: Tuesday, July 31, 2012 9:53 AM
To: Drew Bontrager; Mark Gaugh
Subject: Please review

Three site plans and review checklists attached (Twin Creeks Tire, Parkview School classroom and Scotty's Carriage Works).

I need this by the weekend so I can have for P&Z packets.

Thanks

Clyde Han, CBO, CFI
City Inspector
City of Cameron

inspector@cameronmo.com

205 N. Main, Cameron, MO 64429 816.632.2177 fax: 816.632.1067 www.cameronmo.com

This email and any accompanying documents contain confidential information belonging to the sender, which is legally privileged. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this emailed information is strictly prohibited. If you have received this email in error, please immediately notify us by reply email.

CHECK LIST: Commercial Permit Review; Project: Scotty's Carriage Works- Building AdditionAddress: 1105 Ashland Dr. Cameron MO.Date: Wednesday, July 25, 2012

Dept.	Component	Y/N N/A	Comment
Bldg. Inspector	Application. Indicate owner and applicant. Applicants Signature. Must be complete.	Y	Attached
Bldg. Inspector	Site Plan. Show set-backs, scale, building location, Engineer's seal. Show dimensions & distances.	N/R	Small project 540 Sq. Ft. (30 X 18) addition to accessory building. No "seal" required.
Zoning.	Zoning. Is location in correct zoning district? Indicate proposed use. Does lot meet size minimum?	Y	M-1 Light Manufacturing, Use is storage, lot is 6.5 Acres (exceeds 5000 sq. ft. min).
Utilities	Utilities. Show location of water, sewer, electric, phone, gas, and cable lines existing and proposed.	N/A	No construction in right of way to impact any utilities
Public Works	Storm Water Management Plan. Must be prepared by licensed civil engineer, except in C-1. Allow review time	N/R	Addition built over gravel lot, full storm water review not required
Zoning.	Parking. Scaled plan. Calculate spaces required and provided. Must be paved, marked w/ bumpers. ADA.	N/A	Business exceeds min required parking. Gravel lot. 3 required for addition
Bldg. Inspector	Easements. Show existing and proposed easements and rights-of-way including purpose of each.	Y	Site plan / Aerial
Zoning.	Signage. Show locations, height, and size. May not extend into R/W. No flashing signs	Y	No signage involved, required or requested
Zoning.	Fences. Fencing and buffer required if adjoining residential district.	N/A	No residential district adjoining
Public Works	Access Management. The portion of driveways within the street right-of-way must be 6-inch min. concrete.	N/A	No changes – existing access
Public Works	Sidewalk. Minimum 5-foot width. Must be ADA compliant. Concrete. 6" minimum depth at driveway.	N/A	No "Public" improvements required for accessory building addition
Bldg. Inspector	Sprinkler. May be required in large commercial, retail and office structures. See IBC schedule.	N/R	Total structure size 2,040 Sq. Ft. Sprinklers not required until 12,000 sq. Ft.
Zoning.	Extended Setback. 50-ft. setback for billiards, bowling, drive-ins, theaters, alcohol. Alcohol 100' school/church.	N/A	None apply
Public Works	Driveways. Show location. 20 ft. from residential. Must be paved. Concrete within street R/W.	N/A	No changes, Driveways and controlled to remain unchanged
Bldg. Inspector	Demolition. Is demolition proposed? Regulated by Mo. DNR. No burning of construction material.	N/A	No demo required

Reviewed by: D. Bontrager / C. Han Title: P/W Director / City Inspector Approved X Denied _____

A

Cameron, Missouri GIS



Disclaimer: These maps were prepared for the inventory of real property found within the City of Cameron, Missouri, and are compiled from recorded deeds, plans, plats, other public records and/or supportive data. These maps were prepared utilizing parcel information from Clinton & DeKalb County Governments. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, area calculations, zoning verification, etc. The City of Cameron makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and shall assume no liability or responsibility for any errors or inaccuracies in the information provided. The user relieves the City of Cameron, and its respective agents, officers, and employees of any liability for any and all damages resulting from the use or misuse of these data.

Map Scale
1 Inch = 36 feet

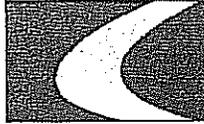
B

Cameron, Missouri GIS



Disclaimer: These maps were prepared for the inventory of real property found within the City of Cameron, Missouri, and are compiled from recorded deeds, plans, plats, other public records and/or supportive data. These maps were prepared utilizing parcel information from Clinton & DeKalb County Governments. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, area calculations, zoning verification, etc. The City of Cameron makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and shall assume no liability or responsibility for any errors or inaccuracies in the information provided. The user relieves the City of Cameron, and its respective agents, officers, and employees of any liability for any and all damages resulting from the use or misuse of these data.

Map Scale
1 Inch = 85 feet



City of Cameron

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

COMMERCIAL BUILDING PERMIT

Date: 7-20-12 Permit No: _____

All permits expire 180 days from date of issuance.

Property Owner: Scotty's Carriage Works Inc.

Home or Office mailing address: 1105 Ashland Dr. City Cameron

State: MO Zip: 64429 Phone: 816-632-2181 Cell: _____

Project address: 1105 Ashland Drive Zoning: M-1 County: DeKalb

Subdivision: _____ Lot #: _____ Lot size: 6.5 ACRES

Structure Dimensions: 30FT by 18FT # of floors 1 Total Sq. Ft. 540

Type of construction WOOD FRAME / METAL SKIN Use & Occupancy Classification STORAGE

Estimated Construction Cost \$ 8300⁰⁰ - ACCESSORY BUILDING

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: 3 Provided: _____ ADA Spaces required: 0

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

Applicant: _____ Address: _____

City: _____ State: _____ Zip: _____ Phone: _____ Cell: _____

Applicants Signature [Signature] Date 7-23-12

SDC \$ 0 Water Tap \$ 0 Sewer Tap \$ 0

Building Fee (Sq Ft. X .2) = \$ 58.00 MISU FEE SCHEDULE Storm Water plan review Fee \$ TBD

Total Fees \$ 58.00 Date Paid: _____

Reviewed by: [Signature] Date: 8/13/12 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.

Wednesday, August 08, 2012

Miscellaneous / Updates

A. Grand Ave. Church, parking lot and staff storm water review

B. CRMC Surgery addition, Accessory building & storm water

C. BOA Variance for Parkview modular classroom (7/30/12)

A) Grand Avenue Church project: several changes have been made regarding the detention areas and R-O-W improvements. Another drop box has been added in the Right-Of-Way, flow rate from detention area to city storm water pipe has been reduced (change in pipe size from 18" to 12"). Detention bank profile has been altered to discharge flow in an overtopping event and the location of the detention structures have been located further off property lines. Curb and gutter now extends further north as well as curb type (lay back as opposed to square back). All are positive improvements to reduce current downstream flooding issues in the neighborhood.

B) Surgery addition exterior construction is nearing completion although finish work inside has a way to go. Water main has been moved, fire hydrants relocated and the storm water detention has been cleaned out and rebuilt as per designed by the engineers (letter of compliance pending).

C) Board of Adjustments; as previously mentioned during the "Site Plan Review", has approved a "Variance" for Parkview School to place a second modular classroom to be used by Kindergarten through fourth grade as music and art classrooms.