

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
October 14, 2013

Item 1: Call to Order

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

Commissioners Present:

Chairman Michael O'Donnell	Tom Hamlet
Mark Garges	Edward Schmidt

Commissioners Absent:

George Pratt
Stan Hendrix
Delvin Jackson

Others Present:

Clyde Han	Drew Bontrager
Rick Spencer	Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

September 9, 2013 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the September 9, 2013 meeting. Motion made by Mr. Garges to approve the minutes of the September 9, 2013 meeting; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 3, nays – 0, abstentions – 1, absent – 3.

Item 3: Public Participation

Citizen Input

Mr. Han reported that no letters or emails were received during the month of September.

Clayton Laybourne

Clayton Laybourne was present to express his concerns with the proposed development *Casas De Emily*.

Mr. Laybourne stated that curb, guttering and sidewalks are vital to a neighborhood. He also expressed his concern with the street width and the excess traffic and parking on the road if the development is allowed to be built.

There was also expressed concern about the water pressure if multiple new homes are built.

Item 4: Unfinished Business

Item B under unfinished business and the new business items were switches to better accommodate attendees of the meeting. Discussion on the Comprehensive Plan was moved to the end of new business.

A: Rick Spencer – Final Plat: *Casas De Emily*

Rich Spencer submitted his final plat of *Casas De Emily* for review. The proposed development is for 11 lots on 4.65 acres located between Third and Fourth Streets, West and Oak Streets.

The Board has reviewed the project since April 2013 and has gone through several revisions, hours of review and discussion during public meetings.

Topics of discussion have included: water/sewer issues (low water pressure and higher sewage usage), number of lots/dwellings in the area, street width and increased traffic and ownership of property.

During the September meeting, changes were requested to the final plat and were provided to the Board as completed:

- Developer dedicated an additional 8 foot utility easement on the south side of lots 1, 2 and 3. This was requested so the electric department could bury underground cable in the future if needed.
- The City and Mr. Spencer reached an agreement as requested by the Board. The agreement is as follows:
 - Developer will install sidewalks on 3rd, 4th and Oak streets.
 - Developer will curb and gutter on 3rd and 4th streets.
 - Developer will not be require to curb and gutter Oak Street due to the street location within the right-of-way but will pay to the City an amount equal to the cost of street improvements including curb and gutter installation and storm sewer to be used for future installation by the City at such time as neighborhood development is warranted.
 - City will take the opportunity to correct the City storm water issues on 4th street by installing a drop box and tubes to redirect runoff.

The submitted plat meets all City Code requirements for a subdivision including storm water, curb, gutter, sidewalks, setbacks, lot sizes and required utility easements.

Mr. Garges asked if the Boguslaw's 25 ft. boundary dispute on the North side of their property has been corrected.

Mr. Han stated that Mr. Spencer had the area surveyed and the proposed subdivision is within his property line. The Boguslaw's dispute is with the property to the north which is not part of Mr. Spencer's property.

Chairman O'Donnell reviewed the items that were requested Mr. Spencer and the conversations that have been ongoing since April 2013 when the proposed subdivision was first brought to Planning and Zoning.

Chairman O'Donnell stated that Mr. Han has checked with John Carroll from the Cameron Water Department and his staff checked the water lines. Currently, there is an eight inch main that puts out approximately 1,027 gallons per minute. A letter from Mr. Carroll was given to the Board.

Mr. Carroll also stated that the sewer main is adequate for the area.

Chairman O'Donnell entertained a motion to make a recommendation to City Council. Mr. Hamlet made a motion to recommend approval to City Council for the "Casas De Emily" subdivision; seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes – 3, nays – 0, abstentions – 1, absent – 3.

The recommendation of approval will be placed on the October 21, 2013 City Council agenda.

Chairman O'Donnell requested that the minutes of the September 9, 2013 Planning and Zoning Board also be included in the City Council packet. Chairman O'Donnell stated that it is important for Council to be aware of the discussions between Board members and the public and the dual control that has been completed to make sure all concerns were addressed and/or resolved.

Item 5: New Business

A: Commercial Site Plan Review – Public Water Supply District #2 Warehouse

Cameron Public Water Supply District # 3 has submitted a site plan to construct accessory building/warehouse at 1209 Ashland Dr.

The building would be 3,402 square foot 42' X 81', located 10 feet off the east property line and 5 feet off the south property line. 75% of the proposed building will be constructed on what is currently an impervious surface.

The area is currently zoned M-1 and is a proper use for the property.

The storm water detention basin structure will be located north of the building and discharge into a drainage swale between Carstar and the Public Water supply District.

A storm water review has been completed by TranSystems, our 3rd party engineer and a letter of approval was provided to the Board.

Rhoads Engineering, Co. requested two waivers and one variance.

- Waive the inflow hydrograph requirement
- Waive the stage-discharge curve requirement
- Accepting the variance of the bar screen due to the small size of detention, depth of cover and length of pipe.

TranSystems recommends granting the waivers and variances due to the small size of the project and because the storm water plan meets the criteria and intent of Cameron's storm water management ordinance.

Public Works Director Bontrager also agrees with TranSystems in recommending the acceptance and approval of the storm water review with the waivers and variance requested.

Mr. Schmidt made a motion to approve the site plan as presented by Public Water Supply District #2 for the construction of a building/warehouse located at 1209 Ashland Drive; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

B: Parking Area for Trails

During the September meeting, Mr. Han asked permission for the Boy Scouts to construct a *temporary* gravel parking area off of McElwain Drive as part of an Eagle Scout project and the City would pave the parking area in the future. The Board asked for clarification to the definition to temporary and where the parking area would be located.

After visiting with Public Works Director Bontrager, Mr. Han learned that the parking area would remain gravel and the City would construct the *Public Access* in accordance with the requirements of 6 inch concrete on City property.

The parking area will be located on top of the hill just north and east of the curve on McElwain Drive.

The gravel parking area will be the same material as the rest of the parking areas around the reservoirs for fishing, hiking, biking, camping and boat ramp parking.

The area in question is located within the City limits; however, there is no zoning designation. Article 24, Off-Street Parking and Loading Requirements, has no calculations nor acknowledges trails, parks, playgrounds or Reservoirs.

Trevor Stark, Boy Scout, was in attendance to present his proposed Eagle Scout project. The proposed area will hold 6 to 8 vehicles and electrical poles will line the gravel parking lot. The poles will be drilled out at each end and held to the ground by rebar.

Mr. Stark stated that he would like to have the project completed by the end of next summer but can have it completed sooner if requested.

The Board thanked Mr. Stark for presenting his project.

Mr. Hamlet made a motion to approve the gravel parking lot located off the east and north curve of McElwain Drive for an Eagle Scout project; seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Old Business

B: Comprehensive Plan

Mike Rinehart with MODot provided Chairman O'Donnell with a copy of the proposed road improvements at Hwy 36 and I-35 and the West intersection at Griffin Road.

Chairman O'Donnell stated that the Board/City needs more information about the proposed ideas at Hwy 36 and I-35 and how they would be plausible without jeopardizing the current businesses.

Chairman O'Donnell stated that MODot is planning on putting up signs near Griffin Road on 36 Hwy (going east) to help warn people of the changing lights.

In 2017, MODot is also planning to extend the length of entrance/exit ramps on I-35 and extend the width. MODot is also looking into placing permanent lighting at Griffin Road and 36 Hwy.

Mr. Garges stated that he would like to invite business owners, Chamber, CEDO, EDOC, City management, etc. to the MODot planning meeting so everyone knows what is going on.

Chairman O'Donnell asked the Board if they would like to meet with MODot to review everything before inviting business owners into the discussion.

Mr. Garges stated that he would like to have a meeting with Mike Rinehart and business owners at once so everyone knows what is going on. This way any questions can be asked and answered.

Chairman O'Donnell will contact Mike Rinehart to see if he can attend a meeting on November 12, 2013 at 6:00pm.

Chairman O'Donnell will have Mr. Han contact everyone if November 12th works for Mike Rinehart.

Mr. Han stated that he has added RV parks to the list of additional zoning districts. Mr. Han has been contacted about the possibility of opening one in the area and it does not fit into R-4 zoning.

Mr. Han stated that he will add additional zoning districts as he thinks of them or as Board members think of additional ideas.

Mr. Han reminded the Board to send him ideas that they would like added to the list.

Item 6: Future

None

Item 7: Miscellaneous/Updates

A: Conflicting Language in Code

Mr. Han brought to attention some conflicting language in the zoning code. In article 14; R-2 Family Residential District, paragraph 2 permitted uses, item B, it states that a medical clinic is permitted; however, in Article 31 (Conditional Use Permits - CUP) a CUP is required for professional office.

Chairman O'Donnell stated that professional offices are not defined anywhere in the code and a definition should be added.

There was also a question about field crops located in Item J under Article 14.

Chairman O'Donnell stated that the permitted use was most likely an oversight and should be listed as a CUP.

Mr. Han will work on suggestions/changes to the zoning code and bring the revisions back to a future meeting for discussion.

Item 8: Adjourn

Mr. Hamlet made a motion to adjourn; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

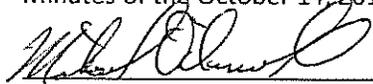
Meeting adjourned at 7:12 pm.

Next scheduled meeting of the Cameron Planning and Zoning is November 12, 2013.

Minutes submitted by:

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

Minutes of the October 14, 2013 Cameron Planning and Zoning Commission approved on Nov 12, 2013



Chairman Michael O'Donnell