

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
December 9, 2013

Item 1: Call to Order

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

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Tom Hamlet

Edward Schmidt
George Pratt
Delvin Jackson – 6:02pm

Commissioners Absent:

Stan Hendrix

Others Present:

Clyde Han

Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

November 12, 2013 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the November 12, 2013 meeting. Motion made by Mr. Garges to approve the minutes of the November 12, 2013 meeting; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

Citizen Input

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

Item 4: Unfinished Business

A: Comprehensive Plan Workshop

Chairman O'Donnell commented on the November 12, 2013 meeting where Michael Rinehart with MODot presented ideas for improvement on I-35/Bob F. Griffin Road and Hwy 36. Chairman O'Donnell felt that it was a very positive meeting with the business/property owners and City employees. The business and property owners seemed very receptive to the improvement ideas and are willing to work with the City and MODot to make things better.

The Chungs' expressed interest in developing a transportation district together for the area located at I-35 and Bob F. Griffin Road. If the Chungs' would like to put a transportation district together, the City is able to help them with the paperwork and legal aspects. If a transportation district is put together, businesses and property owners in the area can work with the City to make the area safer and easier for travelers:

During the November meeting, Michael Rinehart stated that MODot is planning major improvements at the I-35 – Bob F. Griffin area in 2017. Currently, it has the only stoplight between Hannibal and St. Joseph, MO. With help from the City, MODot will develop a new intersection area that is safer and workable for Cameron. Currently, they are looking at permanent stop lights, widening and lengthening

I-35 on and off ramps and re-decking the bridges. There is also a proposal for adding turn lanes into McDonalds and the other businesses located on Bob F. Griffin Road.

Chairman O'Donnell proposed that the Board work with the proposed ideas from Michael Rinehart; crossover of lanes to reduce and better traffic flow, emergency signaling and a fly over.

It was discussed that a round-about may not work well in the area.

The property owners will need to be included in more discussions to see what their opinions are on the proposed improvements.

Chairman O'Donnell stated that Mr. Rinehart's idea for the west entrance, connecting Route A to Reservoir Road, is a good proposal and would like to add it to the comprehensive plan.

Mr. Garges stated that he would like to see Griffin Road paved to aid in development and emergency issues.

Mr. Pratt stated that all proposed improvements need to be explained to the property owners along with the benefits of the improvements.

Chairman O'Donnell stated that the ideas need to be brought to the owners so they can help develop the plans so everyone is happy with the end result. This way the improvements will be beneficial to everyone.

Mr. Pratt asked if priority levels need to be placed in the comprehensive plan; long term vs. short term.

Chairman O'Donnell stated that it would be a good idea to prioritize the projects. A cross-over will probably not be feasible until a future date.

Mr. Han stated that he has been in contact with McDonalds about their concern from the proposed improvements. He will email them Mr. Rinehart's presentation and photos so they can review what was presented and proposed.

Chairman O'Donnell advised the Board to think about the improvement options. He will put together all the ideas into steps of actions for review.

Chairman O'Donnell would like to have another meeting with the property owners in February to discuss the proposals and issues further.

Mr. Pratt would like to ask Mr. Rinehart about the cost for the proposed projects and determine what projects are feasible.

Chairman O'Donnell will contact Mr. Rinehart about the ideas and also ask for approximate costs. He will also email Mr. Rinehart the proposed steps and have him make comments on the plan.

Zoning Districts

The Board has been discussing adding additional zoning districts both inside and outside the City limits to prepare for growth and development in Cameron. The Board will not be changing current zoning areas but may add some to the Comprehensive if they feel it is necessary. Zoning districts of discussion include; airport, parks, heavy industrial, short term emergency housing and RV parks to name a few.

Mr. Han stated that currently, the prisons are zoned R-2, two family residential, and the area may need to be rezoned as R-3, Multi-family residential.

It has also been a point of discussion that the reservoir is currently not zoned but is City owned. At this time, the City has no say to development upstream and around the reservoir which limits the City's abilities in keeping the public water supply completely safe.

The airport has its own comprehensive plan. The Board is only able to suggest the zoning classification for areas around the airport. Mr. Han suggested that a zoning district be recommended for at least 2 miles from the airport so larger aircraft will not disturb housing developments or businesses if they would ever be developed in the area.

Chairman O'Donnell has spoken to the Park Board about putting together a plan for the future of the parks. It has been suggested that a designated district be set up for parks. This way, an area will be set aside for parks and residents and the City can plan for a park area in the future. This would only apply to future annexation.

After discussion, the Board determined that it is important to designate zoning areas around the detention facility and the reservoir.

There will also be a plan put in place for emergency housing. This way, if there is ever a disaster in the City, temporary housing will be allowed for a specific amount of time to allow for regrowth.

Item 5: New Business

A: Subdivision Code

During a previous meeting, there was some questions as to if neighbors near a proposed subdivision should be notified when brought to Planning and Zoning for discussion. Currently, there is no mention of a notification in the ordinance. In the amendments of Article 32, it mentions notifying neighbors of a zoning change and includes rules for posting and letter requirements.

Mr. Han stated that the developer might not want the project broadcasted before the project is definitely going to happen; however, it would not be a problem to post a sign on the proposed site notifying the residents of the proposed project even though it is not a mandatory requirement.

Mr. Pratt stated that with the last proposed subdivision, the neighbors would not have been happy about the project even the notification issue.

Mr. Han stated that the Board's job is to review the project and address any hardship that may be brought to their attention. The Board is allowed to make variances as need with discretion.

Chairman O'Donnell stated that he feels the Board did a good job following the code and resolving the issues brought forward. The Board also did a good job determining what the developer was and was not responsible for.

Mr. Hamlet stated that he would like to do something to prevent issues from happening and causing unrest with the neighbors.

Mr. Han stated that the Board's agenda is posted and he is willing to put up a sign on the proposed premises if the Board requests it. However, if the non-required sign is not posted for some reason, it could case an issue with the public/City even though it is not a written code.

Mr. Han also stated that the last issue was the only issue himself or Chairman O'Donnell have encountered in many years.

Mr. Han suggested that the Board think about the issue and he will add it to the January agenda.

Item 6: Future

A: Field Crops

It has recently been discovered that field crops are listed as a permitted use as well as a conditional use under Article 14 R-2 Two Family Residential District. When the zoning ordinance was modified in May 2011, field crops were mistakenly left in as a permitted use.

It was the consensus of the Board that this was an oversight. Field crops will be left as a conditional use and removed as a permitted use.

B: Professional Office Definition

It has also been discovered that there is a missing definition for *professional office* in Article 4 of the zoning ordinance.

There is a question of a State Licensed Massage Therapist and if it is a professional office or medical clinic. Article 31 Conditional Uses, under Section 8-D; Massage Shops definition, would place a Massage Therapist as a Permitted Use in an R-2 district as "Medical Clinic."

The code does not distinguish between full or part time. A massage therapist may have multiple patients a day.

Mr. Han questioned if there should be an ordinance for a state licensed massage therapist.

Mr. Han asked the Board to think about the issue to revisit at a later date.

Item 7: Miscellaneous/Updates

Board of Adjustments

There has been a resignation on the Board of Adjustments Board. If anyone has suggestions of an individual to fill the position, they are to contact Mr. Han.

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.

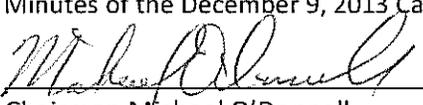
Meeting adjourned at 8:06 pm.

Next scheduled meeting of the Cameron Planning and Zoning is January 13, 2014.

Minutes submitted by:

Chris O'Donnell
Secretary Recorder
Cameron, MO 64429

Minutes of the December 9, 2013 Cameron Planning and Zoning Commission approved on Jan 13, 2014



Chairman Michael O'Donnell