

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
March 10, 2014

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:10pm.

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
Stan Hendrix

Commissioners Absent:

Edward Schmidt
George Pratt
Delvin Jackson

Others Present:

Clyde Han
Kent Osborn
Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

January 13, 2014 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the January 13, 2014 meeting. Motion made by Mr. Garges to approve the minutes of the January 13, 2014 meeting; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 3: Public Participation

Citizen Input

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

Item 4: Unfinished Business

A: Subdivision Ordinance – Public Hearing

Chairman O'Donnell entertained a motion to enter a Public Hearing. Motion made by Mr. Hamlet to enter Public Hearing; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Public Hearing

During previous meetings, there has been discussion about the requirements for notification when a new subdivision is brought before the Board. 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.

The commissioners proposed that public notices be given for any new subdivision as follows:

Notification of proposed subdivisions will be on Planning and Zoning Agenda, posted on the City web page under Planning and Zoning Agenda's and Planning and Zoning Packets. The Zoning Officer shall place a sign, not less than three (3) square feet per face, upon the front yard, or as close as practicable thereto, of the subject property. Said sign shall contain the message "Zoning Action Pending," shall show the telephone number of City offices and shall be placed not less than ten (10) days prior to the Planning and Zoning meeting. The sign shall remain on the property until such time the proposed subdivision is accepted or rejected. Unauthorized removal, damage, or vandalism to said sign shall not invalidate the notification provision of this article.

No cost or fee will be passed on to the developer, property owner(s) or the builders.

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

Leave Public Hearing

Mr. Garges made a motion to recommend the proposed subdivision notification change to City Council; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

The proposed subdivision notification change will be placed on City Council's agenda for the first meeting in April.

B: Zoning Ordinance Article 14 – Public Hearing

Chairman O'Donnell entertained a motion to enter a Public Hearing. Motion made by Mr. Hendrix to enter Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Public Hearing

At the December meeting, the Board discussed section J, Field Crops, Article 14-2 should have been removed from R-2, Two Family Residential District when the zoning ordinance was modified in May 2011.

The proposed ordinance will Resend paragraph J from Section #1 – "Certain Agricultural Uses," from Section 2 – Permitted Uses in chapter 14; R-2 Two-Family Residential District.

Section #2 of the Ordinance will amend subsection K – "Field Crops" under C – Conditional Uses of chapter 14; R-2 Two-Family Residential District to read as follows:

"Certain agricultural uses such as field crops, truck gardening, berry or bush crops and flower gardening including a greenhouse, but not including a salesroom or roadside stand."

The proposed Ordinance will correct the conflicting language created when *Field Crops* were left in Permitted Uses during the revision in 2011.

Chairman O'Donnell stated that Field Crops are also listed in Article 31 and asked if the Board would like to change Article 31 also.

Mr. Han stated that based on consistency, the article could be changed; however, an issue has never came up in the past on this oversight.

Mr. Han recommended modifying Article 31 at a later date with another ordinance.

Motion made by Mr. Hendrix to leave Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Leave Public Hearing

Mr. Hendrix made a motion to recommend the proposed change to Zoning Ordinance Article 14 to City Council; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

C: Comprehensive Plan Workshop

Chairman O'Donnell stated that land and business owners located around the Highway 36 corridor need to stay informed about the proposed changes and improvements in the area. The proposed changes and improvements also need to be included in the updated Comprehensive Plan.

Chairman O'Donnell would also like to hear the land and business owners' views, opinions and ideas and include them in the plan.

If the business owners would like to proceed with creating a transportation district, Chairman O'Donnell stated that the City and Planning & Zoning would help with the mechanics of development.

Chairman O'Donnell would like to have a joint meeting in April with business and land owners about the possible improvements and will also invite Michael Rinehart with MODot.

Mr. Han will send out letters to all land and business owners around the Highway 36 corridor and invite them to a public meeting in April.

Zoning Districts

Mr. Han clarified a few items with the Board from the January meeting discussion.

Mr. Han clarified that the Board would like a one mile radius around the Reservoir area as the *reservoir district*.

The area around the airport is currently planned commercial. On the *working zoning map* areas were drawn out to address flight areas up to a mile radius. Some of the areas will overlap residential areas. The Board decided to keep the area zoned as commercial.

The Board determined to exclude the reservoir area from a short-term housing district.

During the January meeting, the Board decided to keep Detention Institutions in the update. The original *Future Land Use Plan* from December 1999 zoned the area as commercial-institutional. The Board would like to keep this classification in the update.

Mr. Han will work on an ordinance to rezone the correctional facility area from R-2 to commercial-institutional.

Mr. Han will prepare new maps with the proposed zoning districts and include them in the Board members packets.

Chairman O'Donnell stated that Planning & Zoning has worked hard on the Comprehensive Plan and the focus of new zoning districts and road/street/highway improvements.

The Park Board has been given the task of working on an updated park plan.

City Staff has been working on infrastructure, (water, sewer, electricity) and have been making progress in these areas.

Chairman O'Donnell asked Mr. Han to get a list of projects from City Staff to include in the Comprehensive Plan.

Mr. Han will contact Mr. Gaugh and Mr. Bontrager about receiving projects and future goals as well as specific areas to target for addition to the Comprehensive Plan.

Mr. Han will also invite Mr. Bontrager and the Board of Adjustment's members to the April meeting.

Item 5: New Business

None

Item 6: Future

A: Anti-Tether Ordinance

Mr. Han has received a request from Sue Manion, Safe-Haven Animal Shelter, for an animal tether ordinance.

The City's Animal Control Officer, Kathy Turner, has stated that animals are being left on outside tethers, getting lose and biting people. This is both a public safety and public education issue that needs to be addressed.

A committee has been formed including Sue Manion, Jeri-Ann Edens, Kathy Turner and Clyde Han.

It has been proposed that animals should not be allowed to be tethered overnight or when the owners are not home. This will reduce barking complaints.

The committee has proposed that the ordinance be delayed for 6 months to allow time for pet owners to prepare their properties (pin/fence) or to find a new home for the animal.

The committee would like Planning & Zoning to begin working on this proposal.

B: Viscous Animals – Not Breed Specific

It has been proposed that the viscous animal ordinance be revised to include all animals and not be breed specific.

C: Dangerous Building Code

The Dangerous Building Cod was adopted in 1999 and is 108 pages long. In 2001, legislation changed what 3rd class cities can do with dangerous building and created a Boiler Plate Ordinance that is 8 pages long.

Mr. Han is going to look at the Boiler Plate Ordinance and see about adopting it for Cameron if it will work for our needs.

Item 7: Miscellaneous/Updates

A: Board of Adjustments

Richard Whalen was appointed by City Council as the new Board of Adjustments member.

B: Missouri Aviation

Mr. Bontrager provided Mr. Han with a letter from Missouri Aviation.

Legislation now allows cell towers to go up around airports regardless of height restrictions.

Planning & Zoning will have 45 days to render a decision after an application is made for putting up a cell tower. If a decision is not made in 45 days, the application is deemed approved.

Item 8: Adjourn

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

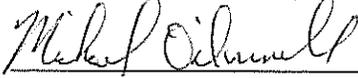
Meeting adjourned at 7:00 pm.

Next scheduled meeting of the Cameron Planning and Zoning is April 14, 2014.

Minutes submitted by:

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

Minutes of the March 10, 2014 Cameron Planning and Zoning Commission approved on April 14, 2014



Chairman Michael O'Donnell