

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
July 14, 2014

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
Stan Hendrix
George Pratt

Commissioners Absent:

Delvin Jackson
Edward Schmidt

Others Present:

Clyde Han
Kent Osborn
Drew Bontrager – Public Works Director

Item 2: Approval of Minutes

Mr. Pratt requested that the May 12, 2014 minutes be corrected as follows:

*Mr. Pratt moved to submit Mr. Schmidt and Mr. **Hendrix's** names to Council for approval to serve on the Planning & Zoning Commission for another four years; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes– 5, nays– 0, abstentions– 0, absent – 2.*

May 12, 2014 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the May 12, 2014 meeting. Motion made by Mr. Hamlet to approve the minutes of the May 12, 2014 meeting as corrected; 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 May or June.

Dustin Teel with the First Baptist Church of Cameron asked if the Board would be willing to review the sign ordinance and exempt Churches located in a residential district from the current sign restrictions. Currently, the sign ordinance does not allow for a large enough sign to display the Church's name, times, activities and other announcements.

Ken Baker with the First Baptist Church of Cameron was also present and stated that Churches need more leeway in the sign ordinance. Churches are not considered commercial businesses and most of them are located in a residential district.

Item 4: Unfinished Business

A: Comprehensive Plan Workshop

The Board discussed the Comprehensive Plan and determined that a Public Hearing will be held in September. This will allow time for the Board to have a final review before the revised plan goes to Public Hearing.

The EDOC committee will supply future plans to add to the Comprehensive Plan.

Kent Osborn was also encouraged to attend the August meeting.

Chairman O'Donnell stated that MODot's long range planning includes using the ¾ cent sales tax for road improvements in the Cameron area if the sales tax passes at the next election. The intersection at 36 Hwy and Bob F. Griffin Road corridor with improvements including adding turn lanes, signaling, bridge decking and possibly a diverging diamond is at the top of the list.

Chairman O'Donnell also stated that the idea submitted to MOKan to completed proposed improvements to the west entrance of Cameron did not make the short term plans; however, this idea still needs to be included in the updated Comprehensive Plan.

Item 5: New Business

A: Public Hearing: Conditional Use Permit -- Multiple Dogs

Chairman O'Donnell entertained a motion to enter Public Hearing. Motion made by Mr. Hendrix to enter Public Hearing; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Public Hearing

Patricia Ireland has made a petition for a Conditional Use Permit (CUP) for multiple dogs at 208 W. 7th Street. The property is currently zoned R-2.

Mr. Han stated that the proper notification was mad regarding the petition. A sign was placed on the property on May 22, 2014, public notice was published in the Cameron Citizen Observer on May 22, 2014 (meeting the 14 day notification requirement) and letters were mailed to property owners within 185 feet of the property.

Mr. Han reported that he has received one disapproval of the Conditional Use permit from property owner Sue Manion stating that "breeding dogs is a *business*, therefore no hardship. The intent of the Permit was so people that moved to town with three or more dogs didn't have to get rid of a dog, not have more dogs to have a breeding business.

Ms. Ireland is requesting to keep four (4) dogs of the Boston terrier breed. Ms. Ireland breeds the dogs and sells the pups as supplemental income for her family. It was expressed that individuals that come to look at the dogs always come at a decent hour. The back yard is fenced with a 4 ft. chain link fence.

Conditions of the Conditional Use permit, if approved, are as follows:

1. Inside dogs, only out for short periods of time to go to the bathroom
2. Fenced in yard
3. No special outdoor lighting or signs
4. There will not be increased noise, dust, dirt, debris or odor
5. Females are used for breeding to supplement income
6. Male is used for stud

Chairman O'Donnell reminded the Board that there was a disapproval of the CUP when considering the issue.

Mr. Hendrix stated that the proposed CUP is a diversion from the intent of the multiple dogs CUP. The CUP was initially put in place to help individuals moving into town or due to other life events, i.e. marriage/ combining families, to be able to keep their pets.

Chairman O'Donnell stated that in order to receive a CUP, the ordinance states that the owner must own the dogs prior to moving to Cameron.

Ms. Ireland stated that originally she was told by the animal control officer, Kathy, that she needed a kennel license; however, when she came to City Hall to apply for one she was told that she needed to get a CUP for multiple dogs.

Ms. Ireland stated that when her son moved back in with her, he brought his dogs with him; however, when he moves out after he is done with school, he will take them with him.

Chairman O'Donnell stated that a CUP for kennels is available under zones C-2, CMN and M1; however, they are not available under zones R1 or R2. The type of CUP sought would fit into a kennel CUP not multiple dogs.

Mr. Hendrix stated that the current classification seems a stretch for a multiple dog CUP.

Ms. Ireland stated that out of the four (4) dogs, the two females are hers and the 2 males belong to her son which will move out with her son when he leaves.

Chairman O'Donnell asked how long it has been since her son moved in with her.

Ms. Ireland stated that it has been approximately 1 ½ year.

Chairman O'Donnell entertained a motion to leave Public Hearing. Motion made by Mr. Hendrix to leave Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Leave Public Hearing

Mr. Hendrix stated that he has concerns that the CUP is not the best approach; however, he believes the applicant deserves an answer.

Chairman O'Donnell stated that he does not have an issue understanding how the dogs came to the home; however, the dogs are being bred and sold for profit which does not fit the multiple dog use requirement in R2. This classification meets the kennel classification which is allowed in C2.

Mr. Hendrix made a motion to recommend the approval of the Conditional Use Permit for multiple dogs located at 208 W. 7th to keep four (4) dogs to City Council; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 0, nays – 4, abstentions – 0, absent – 1.

Mr. Han stated that he will place the Conditional Use Permit request for multiple dogs on City Council's agenda for their next meeting.

Chairman O'Donnell stated that City Council has the final decision to approve or disapprove the request.

B: Commercial Site Plan Review – 1008 W. 3rd

The Restoration Branch of the Church of Jesus Christ of Latter Day Saints located at 1008 W. 3rd has submitted plans for a 4,320 sq. ft. building addition located west of the existing building and will include a foyer, class rooms, restrooms and a new sanctuary. The property is currently zoned R2.

The building setbacks exceed the minimum required front, side and rear setbacks; 140', 20' and 40' respectively.

Parking requirements for a Church or similar place of worship is as follows: One parking space for each four seats in the main auditorium. Each 30 inches of pew or bench is considered one seat.

The new sanctuary will seat 132 people. When calculating parking spaces; there will need to be an additional 33 additional parking spaces added to the current 30 spaces from the original building. The church has 110 spaces available – 63 are required.

Storm water detention will be on the west and south side of the addition. TranSystems has conducted the 3rd party engineering analysis and review and has issued a letter recommending the churches storm water management plan be accepted. Drew Bontrager also reviewed the plan and did not discover any issues.

Mr. Hendrix asked about the churches available parking and their partnership with the Medical Plaza's building to share parking.

Mr. Han stated that the church does have a partnership with the Medical Plaza to use their parking lot. The current parking lot will not be used for the expansion.

Mr. Pratt asked if the Church has a written agreement with the Medical Plaza for shared parking and if they do to get a copy for the records. Mr. Pratt wants to make sure there is enough parking for the addition.

Mr. Han will reconfigure the parking situation to make sure there is enough parking available.

The Board asked Mr. Han to get a letter from the Medical Plaza showing the agreement with the Medical Plaza for shared parking.

The Commercial Site Plan Review has been tabled until the August meeting.

Item 6: Future

None

Item 7: Miscellaneous/ Updates

A: Church Sign Ordinance

Chairman O'Donnell asked the Board if they would like to revisit the sign ordinance in regards to Churches and place the topic on the August agenda.

Mr. Hendrix stated that there are different situations where churches and schools are growing and moving and need a larger sign than currently allowed in the R1 and R2 zoning districts.

Chairman O'Donnell stated that this would be a review of the sign ordinance.

The Board determined that the topic merits a review.

Mr. Han will place the ordinance review on the agenda for August.

B: Tree Ordinance

Mr. Bontrager is still gathering information for the tree ordinance.

Mr. Han will notify the Board with any changes before the ordinance is presented to City Council.

C: Tether Ordinance

The tether ordinance passed reading by City Council.

D: Commissioners Terms

Mr. Hendrix and Mr. Schmidt were reappointed to the Board by Council.

E Other

Chairman O'Donnell asked Mr. Han to provide the Board with updated pages for their books in regards to the field crop article changes.

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 – 5, nays – 0, abstentions – 0, absent – 2.

Meeting adjourned at 7:170 pm.

Next scheduled meeting of the Cameron Planning and Zoning is August 11, 2014.

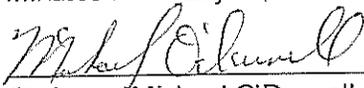
Minutes submitted by:

Chris Martin

Secretary Recorder

Cameron, MO 64429

Minutes of the July 14, 2014 Cameron Planning and Zoning Commission approved on Aug. 11, 2014



Chairman Michael O'Donnell