

MINUTES  
Regular Meeting  
Cameron Missouri Planning & Zoning Commission  
August 11, 2014

**Item 1: Call to Order**

Chairman O'Donnell called the meeting to order at 6:07pm.

**Commissioners Present:**

Chairman Michael O'Donnell  
Mark Garges  
Tom Hamlet  
Stan Hendrix  
Delvin Jackson  
George Pratt

**Commissioners Absent:**

Edward Schmidt

**Others Present:**

Clyde Han

Chris Johnson – Cameron Newspaper

**Item 2: Approval of Minutes**

**July 14, 2014 Minutes**

*Chairman O'Donnell entertained a motion to approve the minutes of the July 14, 2014 meeting. Motion made by Mr. Hamlet to approve the minutes of the July 14, 2014 meeting; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes– 6, nays– 0, abstentions– 0, absent – 1.*

**Item 3: Public Participation**

**Citizen Input**

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

*Chairman O'Donnell entertained a motion to adjust the agenda to discuss new business prior to old business. Motion made by Mr. Hendrix; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes– 6, nays– 0, abstentions– 0, absent – 1.*

**Item 4: New Business**

**A: Sign Regulation for Non-Residential Uses**

A request was made to exclude Churches from the Residential zoning districts restriction on signage. An argument has been made that churches, schools, golf courses and parks (ball fields, swimming pools and memorials) are all allowed in residential zoning districts and require larger signage than typical residential signs.

After further research, it was found that Cameron already has provisions that allow for larger signage for Non-Residential uses in R-1 and R-2 districts. Article 23, Section 7-A-4 reads:

4) Permitted Signs for Non-residential uses in Districts R-1 and R-2:

a) One freestanding sign with a maximum sign face of twenty square feet.

b) One building sign, not to include projecting, roof or under-canopy signs, with a maximum sign face of six square feet.

c) Illumination: Indirect illumination is permitted

5) Setback: None

Mr. Han completed research on non-residential sign ordinances in Columbia, Richmond and Chillicothe MO and provided the information to the Board.

Chairman O'Donnell asked the Board if they would like to review and revise the current sign ordinance.

Mr. Hendrix stated that he would like to discuss the issue farther.

Chairman O'Donnell stated that churches should not be singled out during the review; all non-residential uses for signage need to be reviewed and revised if deemed necessary. The Board needs to look at the issue as a whole to help accommodate non-residential sign uses in residential areas.

Mr. Hendrix stated that using one rule for all organizations is a good idea.

Mr. Pratt asked if monuments and entrances into subdivisions would also be addressed.

Mr. Han stated that there are already provisions in the ordinance to address monuments and entrances to subdivisions.

Chairman O'Donnell suggested that the Board pick out the types of signs to allow for non-residential use and to determine the height and size that will be allowed to specify in the ordinance.

The Board asked Mr. Han to research the Cities of Kearney and Smithville to see what they allow and also what other communities regulate on sign lighting.

Mr. Han is to set a Public Hearing for September to discuss the sign regulations farther.

### **Item 5: Unfinished Business**

#### **A: Public Hearing: Comprehensive Plan**

*Chairman O'Donnell entertained a motion to enter Public Hearing. Motion made by Mr. Garges to enter Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.*

#### **Public Hearing**

The Board has discussed updating the Comprehensive Plan over the last 20 months. Changes include zoning district additions and upgrades to transportation and roads.

The Board has held public meetings with citizens of Cameron and landowners around the I-35 and Bob F. Griffin corridor and received positive feedback with the proposed changes. The following proposed upgrades will be included in the Comprehensive Plan:

1. Upgrades to Bob F. Griffin and US36 intersection (\$1.1M)
2. I-35 acceleration/ deceleration improvements (\$1.1M)
3. I-35/ US36 Diverging diamond interchange conversion including twin bridge deck replacements (\$5.0M)
4. US36 Flyover in the median; I-35 through Bob F. Griffin Road (\$21.0M)
5. New overpass near Reservoir Road and US36 with access to the south of Airport.

Proposed Zoning District additions include:

1. City Reservoir – Low density residential district within one mile
2. Airport Commercial District – encompassing the approach and transitional zones around the Cameron Memorial Airport (2 miles north and south, 1 mile east and west). This coincides with current Zoning Article 34; Airport Heights and Hazards.
3. Commercial – Institutional: Keep detention institutions in the update. The original *Future Land Use Plan* (December 1999) zoned the area as commercial-institutional.
4. Provision for short-term/emergency housing will be added to zoning districts;
  - a. Short term/emergency housing will be excluded from any area within a mile of the City Reservoir's in order to protect our drinking water.

Mr. Han stated that HDR is completing a water study and is also interested in the Comprehensive Plan and how the area is zoned around the Reservoir.

Mr. Han has also been in contact with Lori Hill with the reservoir plans. This will possibly help with funding in the future.

Mr. Han would like to contact Michael Rinehart with MODot to get an overlay of road improvements over an aerial map to include in the Comprehensive Plan.

Chairman O'Donnell has asked the EDOC committee to provide long term plans to include in the Plan.

Kent Osborn asked to add the following:

1. Expand industrial park – areas of land close to the City.
2. Transportation plans
3. Expansion of industrial areas not impeded by zoning districts

Chairman O'Donnell will talk with Mr. Osborn to expand on the items and develop longer term plans.

Mr. Han will obtain professional copies of zoning maps to include in the Comprehensive Plan.

The Board decided to leave the Public Hearing open over the next few months to give the public a chance to express their feelings, concerns and any other ideas.

Mr. Han will begin working on a draft ordinance.

*Mr. Hendrix made a motion to continue the Public Hearing; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.*

### **B: Commercial Site Plan Review – 1008 W. 3<sup>rd</sup>**

During the July meeting, the Board reviewed a site plan for the Restoration Branch of the Church of Jesus Christ of Latter Day Saints located at 1008 W. 3<sup>rd</sup>. Storm water and setbacks passed review; however, there was an issue with parking and the Board asked for more information.

Mr. Han re-reviewed the parking situation and determined that there was a mistake when originally calculating the required number of parking spots. After recalculation, it has been determined that 42 parking spaces are required for the building as a whole, including the addition.

Mr. Han verified 50 parking spaces painted and marked on the church property as of July 30, 2014.

*Mr. Hendrix made a motion to approve the site plan review for the Restoration Branch of the Church of Jesus Christ of Latter Day Saints located at 1008 W. 3<sup>rd</sup>; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.*

**Item 6: Future**

**A: CUP Multiple Dogs**

Mr. Han stated that there will be a review for a Conditional Use Permit for multiple dogs on South Walnut.

**B: Commercial Site Plan Review**

There will be a commercial site plan review for the new school's 5,500 square foot building.

**C: Storm Water**

The Bible Baptist Church will need a review of storm water for an outbuilding to store church busses.

**Item 7: Miscellaneous/ Updates**

**A: Update to Zoning Books**

Mr. Han has included updated pages to the zoning books to the Board in the packets.

**B: Tree Ordinance**

There are no updates on the tree ordinance.

**C: Council Actions**

The Conditional Use Permit for multiple dogs at 208 W. 7<sup>th</sup> did not pass.

**D: Council Questions**

City Council questioned the wording of Planning & Zoning recommendations.

According to the City Attorney, law requires that motions are always made in the affirmative to prevent any prejudice and maintain consistency in business presented to Council.

The Board was reminded to always vote on the motion as presented by yes, no or abstained and not to vote for or against a motion because the motion is not liked.

**Item 8: Adjourn**

*Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hamlet 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 7:07 pm.

Next scheduled meeting of the Cameron Planning and Zoning is September 8, 2014.

Minutes submitted by:

*Chris Martin  
Secretary Recorder  
Cameron, MO 64429*

Minutes of the August 11, 2014 Cameron Planning and Zoning Commission approved on 9/11, 2014

  
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Chairman Michael O'Donnell