

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

Item 1: Call to Order

Chairman O'Donnell called the meeting to order at 6:08pm.

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
Delvin Jackson

Commissioners Absent:

Stan Hendrix
George Pratt
Edward Schmidt

Others Present:

Clyde Han
Drew Bontrager – Public Works Director
Chris Johnson – Cameron Newspaper

Item 2: Approval of Minutes

October 13, 2014 Minutes

Chairman O'Donnell entertained a motion to approve the minutes of the October 13, 2014 meeting. Motion made by Mr. Hamlet to approve the minutes of the October 13, 2014 meeting; seconded by Mr. Jackson. 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 September.

Item 4: Unfinished Business

A: Comprehensive Plan

Mr. Han stated that the City Manager would like to some updates made to the electrical and infrastructure sections in the Comprehensive Plan and is currently looking into this.

Chairman O'Donnell reminded Mr. Han and the Board that another Public Hearing will need to be held when the changes are made.

Item 5: New Business

A: Site Plan Review: Cameron Middle School Addition

A permit has been applied for by the Cameron School District to construct a Middle School addition on the west side of the current High School located at 1022 S. Chestnut Street. The property is zoned R-2.

48 new parking spaces will be added to the west of the new addition and 15 new parking spaces will be added to the existing high school parking spot. 14 additional spaces will be created by restriping the drive in front of the existing Middle School. 77 new parking spaces will be created. This is one parking space short of the required 78 parking spaces. The school has requested a variance for the one parking space.

The storm water management study/plan has been submitted and approved by City Staff and our third party engineer TranSystems. The detention for storm water will be located west and north of the new addition and parking area. The storm water detention was calculated for the runoff of the existing high school, the new building and parking additions which is approximately 9.56 acres.

Drew Bontrager is still working with the school on sidewalks and parking areas; however, this is not a Planning & Zoning issue and should not hold up the process.

Mr. Garges asked Mr. Bontrager if there were any major concerns.

Mr. Bontrager stated that everything they have planned meets code; however, he is working with them on traffic flow and not routing the busses through Recreation Park. The Recreation Park road is not up to City grade and will not be able to hold up to the traffic. Suggestions have also been made to leave room for sidewalks.

Mr. Han stated that Mr. Bontrager has been working with the school on the Veterans Memorial as some of the excess dirt will be placed on the site to complete some landscaping work and work on current drainage issues. Lawn's Unlimited will finish the grade and seed the area.

Chairman O'Donnell asked about the runoff on the west side of the current High School.

Mr. Han stated that the water will run-off of the East side of the school to the existing tube which will drain in the current detention pond.

Mr. Bontrager stated that the mini detention pond by the band room will stay. There are also plans to pipe drainage to the new larger detention pool.

Mr. Bontrager also stated that an ADA sidewalk will be installed from the High School parking lot to the Veteran's Memorial as this was stated in the Park Board agreement when the land was deeded over.

Chairman O'Donnell stated that he still does not like the 6 inch water line that will be hooked up to the sprinkler system in the school and fire hydrants. The 6 inch line will not provide enough water if a fire would happen. The sprinklers in the building would take all of the water and not leave much for the hydrants.

Mr. Garges made a motion to approve the site plan for the new Middle School addition; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.

Item 6: Future

A: Conditional Use Permit – Multiple Dogs

Mr. Han stated that a conditional use permit for multiple dogs will be on the agenda for December.

Item 7: Miscellaneous/Updates

A: Tree Ordinance

The Tree Ordinance will be submitted this winter.

Item 8: Adjourn

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

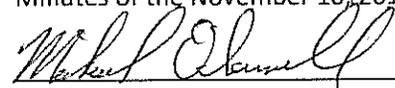
Meeting adjourned at 6:30 pm.

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

Minutes submitted by:

Chris Martin
Secretary Recorder
Cameron, MO 64429

Minutes of the November 10, 2014 Cameron Planning and Zoning Commission approved on Jan 12, 2015



Chairman Michael O'Donnell