

MINUTES  
Regular Meeting  
Cameron Missouri Planning & Zoning Commission  
April 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  
Delvin Jackson – 6:06pm  
Edward Schmidt

**Commissioners Absent:**

George Pratt

**Others Present:**

Clyde Han  
Drew Bontrager  
Kathy Turner – Animal Control

Michael Rinehart - MODot  
Kent Osborn  
Chris Johnson – Cameron Newspaper

**Item 2: Approval of Minutes**

**March 10, 2014 Minutes**

*Chairman O'Donnell entertained a motion to approve the minutes of the March 14, 2014 meeting. Motion made by Mr. Garges to approve the minutes of the March 14, 2014 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 March.

**Item 4: Unfinished Business**

**A: Comprehensive Plan Workshop**

Business and property owners located around Hwy 36, I-35 and Bob F. Griffin Road were invited to the Planning and Zoning meeting to hear an update from Michael Rinehart, an engineer for MODot, about the proposed improvements.

There were many business and property owners present.

Chairman O'Donnell stated that in a recent meeting, the highway commission announced that they will not list any new projects for the near future. This is due to a decrease in Missouri road funding.

Chairman O'Donnell stated that even after the recent announcement from the highway commission, the Board is still placing the proposed improvements in the Comprehensive Plan for future development.

The Board has prioritized the intersection at Bob F. Griffin Road, Highway 36 and I-35 as number one in the plan. The proposed improvements are to add turn lanes, widen the roadway, place permanent lighting at the Hwy 36-Bob F. Griffin intersection and lengthen the on/off ramps.

The Board wants to retain all of the businesses at the Bob F. Griffin intersection while increasing safety for everyone.

The next step at I-35 and Hwy 36 is to create a Diverging Diamond interchange which will move the traffic safer and faster. Michael Rinehart stated that his plan is to do steps one and two at the same time if funding allows. This way the construction time will not be spread out over a long period of time.

The third step will be to add a fly-over over Hwy 36. This would allow traffic on I-35 that does not want to stop in Cameron to continue driving.

Alan Hedeker, McDonalds, stated that surveys show that businesses like McDonalds are impulse businesses and was worried that a fly-over would have a negative impact.

Chairman O'Donnell stated that the Board wants to keep the area favorable for business owners and increase business if possible.

Michael Rinehart from MODot gave a short presentation.

Mr. Rinehart stated that Missouri funding for road improvements has decreased which led to the highway commission's decision to not list any new projects. He also stated that the cost share projects have been suspended and system expansion ideas are taboo due to the lack of funding.

Mr. Rinehart stated that the House has passed a one cent sales tax proposal and will be going to the senate for approval. If the tax is passed by the public, the funds will be able to be used for road improvements. 90% of the one cent sales tax would go to MODot and 10% would go to the cities.

The MO-KAN Regional Planning Commission meeting is planning for April 17, 2014 in the lower level of Cameron City Hall. Attendees can voice what projects they would like to see MODot pursue.

Mr. Rinehart re-presented the proposed ideas for highway improvements at Hwy 36, I-35 and Bob F. Griffin road. He also stated that replacing the existing lights at Griffin Road would be considered a system expansion, which is currently suspended.

Mr. Rinehart stated that small improvements will be made at Hwy 36 and Griffin Road to improve safety. These improvements include signage and reflective back plates.

He also stated that the re-decking of the twin bridges over I-35 will need to be completed shortly due to a preservation issue and improving the life span of the bridges. This issue will be fixed due to safety concerns; however, all other improvements are on hold for the time being.

A question was asked if the Diverging Diamond could be installed after the bridges were re-decked.

Mr. Rinehart stated that the Diverging Diamond can be installed after the re-decking; however, it would be more convenient to do it all at once.

In the near future, MODot will begin obtaining traffic counts at the discussed locations.

A question was asked who was responsible for Griffin Road.

Mr. Rinehart stated that Griffin Road is the City, County and State's responsibility. MODot would ask the City to take responsibility of the road.

Alan Hedeker from McDonalds stated that Bob Griffin road from Hwy 36 to the Comfort Inn entrance is falling apart.

Mr. Rinehart stated that MODot is aware of the issue but do not have funding to correct it.

Chairman O'Donnell stated that the business owners in the area can create a Transportation Development District to create sales tax monies to help fund the project. There is a process and paper work to fill out.

Chairman O'Donnell stated that the City and the Economic Development Director is willing to help the business owners set up and work through the paperwork if anyone is interested.

Mr. Rinehart stated that there is some information on the MODot website under partnering.

The Board put together project steps to add to the Comprehensive Plan.

1. I-35 improvements (lengthening, widening and lighting)
2. Bob F. Griffin Road improvements
3. Diverging Diamond
4. Fly-Over

Mr. Han stated that if anyone had additional questions or needed more information after the meeting could contact him and he will follow up with the Board and Mike Rinehart.

### **Zoning Map**

Mr. Han provided the Board with marked up maps of the proposed zoning districts discussed at previous meetings.

The Board will review the maps and come back with comments and possible revisions at the May meeting.

Chairman O'Donnell would like to begin Public Hearings on the Comprehensive Plan changes in the next few months.

Chairman O'Donnell asked Kent Osborn to provide long range plans from the Economic Development committee.

### **Item 5: New Business**

#### **A: Tether Ordinance**

A request was made to City Council to adopt an Animal Tethering ordinance.

Mr. Han provided the Board with copies of example ordinances.

A large part of the ordinance will include public education regarding animal awareness. After the ordinance is passed, it will not go into effect for 6 months to allow time for pet owners to make modifications (fence) to allow for the change.

Mr. Han would like to have a Public Hearing on the Tether Ordinance.

Chairman O'Donnell asked Mr. Han to put together the ordinance and publicize a Public Hearing for the next meeting.

The Board thanked Kathy Turner, Animal Control, for attending the meeting.

#### **B: Tree Ordinance**

Drew Bontrager discussed Cameron's Tree Ordinance and plans for updating it.

Mr. Bontrager stated that the plan is for Cameron to become a Tree City USA.

The City has contracted with Davy Resources. Our representative is Skip Kincaid.

Last year, the City received a grant which funded previous research and is helping pay for the work completed by Skip Kincaid.

Mr. Bontrager will finalize the ordinance for a Public Hearing at the May meeting.

Skip Kincaid will be present to make a short presentation and answer any questions.

**Item 6: Future**

**A: Viscous Animals – Not Breed Specific**

Mr. Han stated that the State of Missouri is looking into outlawing breed specific animals. More information will be presented at a later date.

**B: Dangerous Building Code**

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

Currently, the City Attorney is reviewing the ordinance.

City Manager Mark Gaugh is putting together a dangerous structures grant to help clean up dangerous structures around town.

Mr. Garges asked how many structures in Cameron would benefit from the grant.

Mr. Han stated that 47 properties could benefit. There are currently 64 structures that are candidates.

**C: Site Plan Resurrection Church**

Mr. Han stated that the Board will be reviewing a site plan for an addition to Resurrection Church located at 1008 E 2<sup>nd</sup> St. They are currently working on the storm water plan.

**Item 7: Miscellaneous/Updates**

**A: Field Crops**

Field Crops passed the 1<sup>st</sup> reading by Council.

**B: Subdivision Notification**

Subdivision notification passed the 1<sup>st</sup> reading by Council.

**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 – 6, nays – 0, abstentions – 0, absent – 1.*

Meeting adjourned at 7:45 pm.

Next scheduled meeting of the Cameron Planning and Zoning is May 12, 2014.

Minutes submitted by:  
*Chris O'Donnell*  
*Secretary Recorder*  
*Cameron, MO 64429*

Minutes of the April 14, 2014 Cameron Planning and Zoning Commission approved on \_\_\_\_\_, 2014

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Chairman Michael O'Donnell