

MINUTES  
Regular Meeting  
Cameron Missouri Planning & Zoning Commission  
January 12, 2015

**Item 1: Call to Order**

Chairman O'Donnell called the meeting to order at 6:05pm.

**Commissioners Present:**

Chairman Michael O'Donnell  
Mark Garges  
Tom Hamlet  
Stan Hendrix

**Commissioners Absent:**

Delvin Jackson  
George Pratt  
Edward Schmidt

**Others Present:**

Clyde Han  
Bill Rose-Heim  
Chris Johnson – Cameron Newspaper

**Item 2: Approval of Minutes**

**November 10, 2014 Minutes**

*Chairman O'Donnell entertained a motion to approve the minutes of the November 10, 2014 meeting. Motion made by Mr. Garges to approve the minutes of the November 10, 2014 meeting; seconded by Mr. Hamlet. 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**

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 – 4, nays – 0, abstentions – 0, absent – 3.*

**~ Public Hearing ~**

Mr. Han stated that the current Comprehensive Plan has been updated with the requested changes made by the Board. The graphics will be completed by the consulting firm Gould Evans at a proposed \$750 cost.

City Manager Mark Gaugh has requested some additional changes to the Comprehensive Plan which are currently being worked on.

The proposed cost of \$750 from Gould Evans could increase slightly not to exceed \$1,000 with the requested additional changes.

Mr. Han asked the Board to review the changes in the Comprehensive Plan and relay them to him prior to the February meeting so he can have time to research the answers.

Chairman O'Donnell asked if the graphs would be updated throughout the plan to include numbers that are more up to date. The current data in the plan is from 2008.

Mr. Han stated that he has mentioned this to the City Manager and individuals are working on getting updated numbers. These numbers will be updated prior to finalizing and closing the public hearing.

Chairman O'Donnell suggested that Mr. Han contact Terry Rumary to help gather the updated data as he also has access to the information. EDOC has also paid for a labor study that can also be included in the Comprehensive Plan.

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

**Item 5: New Business**

**A: Public Hearing – Conditional Use Permit – Multiple Dogs**

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

**~ Public Hearing ~**

Carolyn Berry has applied for a conditional use permit for multiple dogs at 714 W. Cornhill. Ms. Berry's daughter has moved in with her from out of state and has two registered Chihuahuas that she would like to keep. Ms. Berry currently has one Chihuahua prior to her daughter moving in with her.

The backyard is fenced; however, the dogs are indoors the majority of the time. No special conditions are requested other than being allowed to keep three dogs at the residence.

All three current dogs will be licensed with the City of Cameron and will not be replaced if one dog passes or leaves. The property owner, Ross Blinde, has signed the "Statement of Ownership" and will allow the three dogs.

Mr. Han stated that he has spoken with animal control and they have no issues with keeping three dogs as long as they are licensed with the City.

*Mr. Hamlet made a motion to leave Public Hearing; seconded by Mr. Hendrix. 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 conditional use permit for multiple dogs at 714 W. Cornhill to City Council as presented; seconded by Mr. Garges. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 3.*

The Conditional Use Permit request will be placed on the January 20, 2014 City Council agenda.

**Item 6: Future**

**A: Re-Zoning Request**

Mr. Han informed the Board that they will be reviewing a re-zoning request to down-zone an area from

R-2 to C-2 at the February meeting.

**Item 7: Miscellaneous/Updates**

**A: MODot Sales Tax**

Chairman O'Donnell stated that the major road projects slated by MODot for the Cameron area will not happen since the sales tax did not pass in the fall unless additional monies become available.

At previous joint meetings, a few business owners expressed interest in starting a transportation district.

Chairman O'Donnell has spoken to the City Manager, Mr. Han and Michael Rinehart from MODot about bringing the business owners back to a meeting to rediscuss the projects and restated that the City is available for help if they would like to develop a transportation district. This would also be a good time to provide an update and assistance to the business owners.

If a transportation district is formed and improvements are made, the district would be responsible for any maintenance that would need to be done in the future on said improvements.

Michael Rinehart has stated that he is willing to come and talk to the group about the district and Terry Rumary is willing to help the transportation district with assembling the paperwork and mapping out the costs.

The Board expressed interest in pursuing a meeting with the business owners. A meeting will be scheduled in conjunction with the regular March meeting.

Mr. Han will send out invitations to all of the business owners at the Hwy 36 and I-36 corridor along with City Manager Mark Gaugh, Drew Bontrager, Terry Rumary and Michael Rinehart.

Mr. Han stated that Drew Bontrager has forwarded him some information that was put together on a transportation district with the Flying J was proposing to come to town.

**B: Tree Ordinance**

The Tree Ordinance will be submitted this winter.

**C: Cameron Police Department Tower**

The Cameron Police Department is installing a 60 foot radio communications tower at the west end of the Public Safety Building. This tower will allow for network connection to the new Next Generation 911 system that services the ACCD (Andrew, Clinton, Caldwell, DeKalb) district that provides 911 services to Cameron residences. The tower will also be used to house back up antennas for city utility, fire, law enforcement and ambulance radios.

A conditional use permit is not required according to Zoning Article 21 "Supplementary District Regulations" Section 10 "Accessory public utility uses and facilities; all districts" which allows for approved facilities owned by the City, State or Federal Government. The new tower will not be in conflict with any FAA regulations, Airport Height and Hazards, FCC, City, State or Federal regulations.

A height variance is not required according to Zoning Article 21 "Supplementary District Regulations" Section 1 "Height Regulations" as radio and television towers and antennas are not subject to height limitations.

The tower is out of the City right of way and the pad/foundation is 3 feet square and will not generate substantial runoff; therefore, no storm water plan is required.

City Manager Mark Gaugh reviewed and approved the tower location, need and project.

**D: Alternative Members for Board of Adjustments and Planning & Zoning**

An advertisement has been placed in the newspaper asking for alternative members for Board of Adjustments and Planning & Zoning. The Board would like to have at least three alternative members.

Chairman O'Donnell stated that he would like the alternative members to attend the Planning & Zoning meetings so they are aware with what is going on.

Mr. Han would like Board members to let him know of anyone who would be good for the position.

**Item 8: Adjourn**

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

Meeting adjourned at 6:45 pm.

Next scheduled meeting of the Cameron Planning and Zoning is February 9, 2015.

Minutes submitted by:

*Chris Martin*  
*Secretary Recorder*  
*Cameron, MO 64429*

Minutes of the January 12, 2015 Cameron Planning and Zoning Commission approved on 9 Feb., 2015



Chairman Michael O'Donnell