

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
March 14, 2016

Item 1: Call to Order

Acting Chairman Garges called the meeting to order at 6:04pm.

Commissioners Present:

Chairman Mark Garges
Tom Hamlet
Delvin Jackson
George Pratt

Commissioners Absent:

Stan Hendrix
Michael O'Donnell

Others Present:

Tim Hamilton
Mark Gaugh
Wally Gallium – Cameron Newspaper

Item 2: Approval of Minutes

February 8, 2016 Minutes

Mr. Pratt made a motion to approve the minutes of the February 8, 2016 meeting; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

None

Item 4: New Business

A: Public Hearing – Conditional Use Permit City of Cameron

The City of Cameron is requesting a Conditional Use Permit (CUP) for a new kennel/pound facility on a vacant parcel located at 2311 East Grand Avenue near the Wastewater Treatment Plant. The area is currently zoned R-2, two family residential district.

The current kennel/pound facility is in disrepair and the lot is shared by both the Public Works and Utilities Department. There is also a landfill occupying a large area of the lot preventing any needed expansion of the current facility.

The current facility would remain open and in use until the new facility is built.

The following conditions are recommended if the CUP is granted:

- Special yard, open space, buffer strips, walls, fences, hedges and landscaping. There may be ample buffering of the facility provided by existing tree groves lining the property on both sides of the private access road.

- Performance standards relative to emission of noise, vibration or other potentially dangerous or objective elements. It is the intent of the City to design the pound facility in such a way as to mitigate the potential for nuisance barking/howling.
- Limits on time of day for conduct of specified activities. This facility will be in operation 24 hours a day 7 days a week.
- Guarantees as to compliance with the terms of approval. Plans will be prepared and reviewed for compliance with terms and conditions placed on approval.

Mid May to early June is the proposed start date for construction or as allowed by the issuance of the CUP.

Mr. Hamilton stated that he is still performing research to determine if any additional easements or permits are needed for the proposed project.

Chairman Garges asked how large the parcel of ground is where the proposed pound will be located.

City Manager Mark Gaugh stated that the entire parcel is 39 acres; however, the pound would only sit on what is needed which is anywhere from 5-7 acres.

Chairman Garges asked how many animals are housed at the current pound location.

Mr. Hamilton stated that 4-6 dogs are housed on any given day and he did not have an estimated number for cats. The animals usually only stay for 7 days or less at one time.

Chairman Garges asked if landowners located near the proposed site were informed about the meeting.

Mr. Hamilton stated that landowners were notified per the City's regulations; however, a few letters were returned.

At the time of the meeting, Mr. Hamilton had not received anything in writing regarding the public hearing. The meeting was also advertised in the newspaper.

Mr. Hamilton asked if there were more residents located near the current facility than there would be at the proposed site.

Mr. Hamilton stated that at the current facility there is a 500 ft. - 600 ft. larger density of population than there would be at the proposed site.

Mr. Pratt asked how many more animals the new facility would hold than the current facility.

Mr. Hamilton stated that the current facility can hold 12 dogs at one time and the proposed facility will be able to hold 24 dogs at a given time.

Mr. Garges asked if it would be a better idea to migrate current city facilities to the proposed area and place the pound at one of the current facilities.

City Manager Mark Gaugh stated that the salt storage needs to stay at the current location.

Mr. Gaugh stated that it is also possible to document traffic counts to and from the current facility.

Mr. Hamilton stated that the kennel/pound is regulated by State inspections and that there will be detrimental issues with the current facility in the future. At the present location, the roof needs replaced, drainage and electrical issues.

Mr. Hamlet made a motion to enter public hearing; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

~ Public Hearing ~

Bill Fuller, PO Box 733, stated that he does not want the dog pound located at the propose location. He believes it will be an annoyance and it will decrease property values.

Vern Boswell, 10999 NE Old Hwy 36, addressed the board and expressed that his neighborhood has been burdened with things they never agreed to including the smell issues with the sewage plant.

Mr. Boswell stated that he would like a valid reason for a new facility and that the maintenance problem should have been addressed prior to the current state of disrepair.

Mary Boswell, 10999 NE Old Hwy 36, stated that she did not know about the meeting until it was advertised in the newspaper and that the proposed facility affects a majority of houses and residents.

Ms. Boswell stated that when you live inside City limits, it is expected that something like this may be placed in your backyard; however, if you live outside City limits, you should not have to deal with this kind of issue.

Ms. Boswell also feels like their area is becoming a “dumping zone” and would like the City to reconsider on the proposed location.

William Peterson, 2313 E Grand Avenue, stated that he owns the sewer plant road and the City has an easement for usage. Mr. Peterson stated that the City poorly maintains the road and vary rarely if ever fixes the road or removes snow. He questions how bad the road will become if more traffic is present.

Mr. Peterson feels like he has been pushed aside by the City when it comes to road maintenance. He questioned who would be responsible for the road maintenance if the kennel goes in the propose location.

Mr. Peterson suggested moving the proposed facility by the Prison since they work with some of the dogs.

Mr. Peterson also stated that he did not feel he was notified properly about the meeting.

Mr. Pratt asked Mr. Peterson how many families use the road.

Mr. Peterson stated that two families mainly use the road.

City Manager Mark Gaugh stated that the area by the Prison was considered; however, an industrial project is currently looking at the area and breaking out a parcel for the proposed facility could not be justified.

Mr. Gaugh also stated that a definite decision has not been made about the location of the new facility; however, if it was placed on the proposed location, it would have a separate entrance road.

Mr. Gaugh stated that the City will provide additional information to the Board as it becomes available.

Mr. Jackson stated that he would like to see other options for the pound location at the April meeting.

Mr. Gaugh stated that they would be provided.

Public Hearing will be continued at the next meeting.

B: Site Plan Review – Casey’s South

Casey’s South submitted a site plan to add an entrance near the intersection of Evergreen and Walnut. The entrance will be 35’ wide and will be set back approximately 40 feet from the intersection. The proposal has been approved by MODot.

Once the new entrance is built, one of the entrances on Evergreen will be demolished and filled in according to City of Cameron specifications.

A complete drainage study is required or a signed and sealed engineer's letter stating a drainage study will not be required. Mr. Hamilton stated that the drainage study is currently pending and not available at the time of the meeting.

Chairman Garges asked if there has been any talk of a stoplight at the area in question.

Mr. Gaugh stated that the cost of stoplights in the area is too high to install; however, there has been talk about a round-a-bout.

Mr. Pratt asked how many feet were from Walnut to BB Hwy.

Mr. Hamilton stated approximately 40 feet.

Mr. Pratt asked if there were any time constraints on the project.

Mr. Hamilton stated that they would like to begin this month if possible.

Chairman Garges stated that he would like to see the drainage study before a final decision is made.

The Board tabled the discussion until the April meeting when the drainage study is available.

Item 5: Old Business

None

Item 6: Miscellaneous/Updates

A: Zoning Code Update

Discussions will be held in April on updating the zoning code.

B: Un-Zoned Property

Discussions will be held on this topic after the revised Comprehensive Plan is adopted.

C: Comprehensive Plan Update

The revised Comprehensive Plan passed the first reading of City Council

D: Dangerous Dog Provision

The dangerous dog provision passed the first reading of City Council; however, the City Attorney has questioned a few items so the provision will be coming back to the Board for review.

Item 8: Adjourn

Chairman Garges 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 – 4, nays – 0, abstentions – 0, absent – 2.

Meeting adjourned at 6:55 pm.

Next scheduled meeting of the Cameron Planning and Zoning is April 11, 2016.

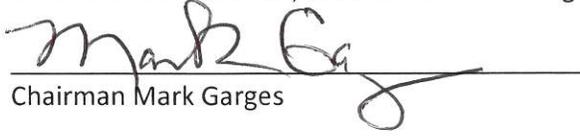
Minutes submitted by:

Chris Martin

Secretary Recorder

Cameron, MO 64429

Minutes of the March 14, 2016 Cameron Planning and Zoning Commission approved on _____, 2016


Chairman Mark Garges