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MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
June 13, 2016

Item 1: Call to Order

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

Commissioners Present:

Chairman Mike O'Donnell
Mark Garges
Stan Hendrix
George Pratt

Commissioners Absent:

Tom Hamlet
Delvin Jackson

Others Present:

Tim Hamilton
Annette Bauer – Cameron Newspaper

Item 2: Approval of Minutes

May 9, 2016 Minutes

Mr. Garges made a motion to approve the minutes of the May 9, 2016 meeting; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 4, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

None

Item 4: Old Business

A: Public Hearing – Vicious and Dangerous Dog Ordinance

~ Public Hearing ~

In December, the Board reviewed a bill to amend Section 5-101 of the Cameron City Code to include provisions for determining vicious or dangerous dogs. After further review, the City Attorney felt the provision should be included in the definition section 5-91 because it is felt this section would be more appropriate since there is already a definition of "vicious" dog present in the code. At this time, "dangerous" dog is not defined by State Statute.

During the April meeting, City Staff was directed to ensure that the City Attorney and Police Chief were in agreement with the newly included language for enforcement of dangerous and vicious dogs.

This topic has been discussions with the State legislature. Groups and individuals are trying to force the issue State wide by encouraging the public to challenge existing bred-specific laws into those jurisdictions where they exist.

The Board determined that they would like to table the issue until the July meeting when the City Attorney can be present and also have a more clearer understanding on what the State legislature plans to do.

Item 5: New Business

A: Public Hearing – City of Cameron Zoning Code Updates: Residential Districts (R-1 and R-2)

Chairman O'Donnell entertained a motion to enter public hearing. Motion made by Mr. Garges 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 ~

Due to the newly adopted Comprehensive Plan, an implementation strategy has been put together to ensure that the supporting codes, including zoning and subdivision regulations, remain consistent with the goals and objectives of the Plan.

The Board reviewed R-1 and R-2 districts specifically the classifications of specific permitted and conditional uses that are listed.

Mr. Hamilton stated that he had no recommended changes to the section at this time.

Chairman O'Donnell asked about temporary housing and where it should be placed.

Mr. Hamilton state that he believes a good place for temporary housing to be placed would be in the manufactured housing section.

Chairman O'Donnell stated that an allowance for temporary housing needs to be placed in the code so everything is in place in case of a disaster. He does not want to run into a situation where the homes are available but the zoning code is not in place. This would cause a delay in the delivery and construction of temporary homes for individuals.

Mr. Hamilton sated that he has had some questions about tiny homes and has instructed individuals that they will most likely not be allowed.

Chairman O'Donnell stated that the conditional uses need to be reviewed and the Board needs to decide if they want to add or delete any of the uses.

Discussions were had on the day care CUP allowed in R-1 districts and if they should be allowed in this area as the permit includes individuals that are state certified.

The Board was instructed to think about the conditional uses as it will be discussed at the July meeting.

Mr. Hamilton suggested changing the CUP of Kennels in R-2 districts to "Dog Grooming" instead or to leave kennels and add a section of dog grooming.

Chairman O'Donnell stated that this would be a good idea as kennels does not accurately describe what the CUP is usually used for.

The Board is to review the CUPs for R-1 and R-2 districts and discuss at the July meeting.

Public Hearing will be continued in July.

Item 6: Miscellaneous/Updates

A: New Housing Starts

Since March, a total of seven new housing starts for single family homes and one permit for a duplex have been granted. The three subdivisions currently in development are Casas De Emily, Greenridge and Eagle's Landing. Approximately two permits are for spec homes and the others are already owner or ready to purchase.

B: Special Joint Meeting

A joint meeting has been tentatively scheduled between P&Z and City Council at their July 18, 2016 meeting at 4:30 pm. This will be an informal discussion regarding proposed future improvements to Highway 36 and I-35 and Bob F. Griffin Road.

Chairman O'Donnell spoke with Terry Rumary, City Manager Mark Gaugh and Mr. Hamilton about the importance of the road project and moving it forward. At this time, MODot is low on funds so improvements cannot be made at this time.

MFA in Hamilton is building a new weigh station and they are willing to work with the City to help push this project along as it will be a large improvement to their business.

Eventually, Chairman O'Donnell would like to meet with MFA executives, State Senators and the City Council to show the importance of the project. The goal is to move the project on to Jefferson City and the Department of Transportation and sit down and talk about the importance and hopefully bring the project to completion.

Chairman O'Donnell asked that Drew Bontrager, Public Works, attend the work session on July 18th.

MODot will also be completing a new traffic count at the intersection this summer.

C: Casey's South: MODot Approved Entrance

The revised drainage study has been received. This was a condition of approved; however, additional information has been requested before the project can move forward.

Chairman O'Donnell stated that citizens have shown some concern over the new entrance; however, he has explained the reasoning behind the new entrance and they understand why the decision was made.

Drew Bontrager stated that he asked the engineers on the project about making the new entrance a "right turn only" and they expressed that it could be possible.

Mr. Hendrix asked about "No Parking" signs on Walnut and if this was a City of MODot issue.

Mr. Bontrager stated that MODot would be responsible for putting up the signs but the City would be responsible for enforcing the rules.

Mr. Hendrix asked how enforcement should be explained to citizens.

Mr. Bontrager stated that he will look into what the ordinance says.

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Hendrix 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 6:43 pm.

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

Minutes submitted by:

Chris Martin

Secretary Recorder

Cameron, MO 64429

Minutes of the June 13, 2016 Cameron Planning and Zoning Commission approved on *July 11*, 2016



Chairman Mike O'Donnell