

MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
September 12, 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
Tom Hamlet
Stan Hendrix
George Pratt

Commissioners Absent:

Delvin Jackson

Others Present:

Tim Hamilton
Annette Bauer – Cameron Newspaper
Drew Bontrager

Item 2: Approval of Minutes

July 11, 2016 Minutes

Mr. Hendrix made a motion to approve the minutes of the July 11, 2016 meeting; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

August 8, 2016 Minutes

Mr. Garges made a motion to approve the minutes of the August 8, 2016 meeting; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Item 3: Public Participation

None

Item 4: New Business

A: Site Plan Review – NW Electric Accessory Structure – 1001 W. Grand

NW Electric is proposing to build a 30'x80' storage building. The proposed storage building will meet all setback requirements. The proposed location is fairly level terrain and located where outside storage is currently staged. The structure will be placed on ground which is currently impervious and all storm water runoff will be directed towards the detention basin located near the center of the lot where runoff is currently directed.

NW Electric submitted a drainage study plan with improvements that were made in 2012. The drainage plan has been discussed with City Staff and Drew Bontrager has asked NW Electric to provide an updated plan showing how the new building will affect runoff and how it will drain. If the new plan does

not modify the previous study, it will not need to be redone. The updated plan will be reviewed and approved by City Staff prior to the start of construction.

Mr. Pratt asked if additional concrete will be poured.

Mr. Hamilton stated that the surface will all be impervious.

Chairman O'Donnell stated that NW Electric designed the storm water and site plans to allow for future expansion.

Mr. Garges made a motion to approve the site plan for NW Electric for a 30'x80' storage building pending City Staff approval of updated drainage study as presented; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Item 5: Old Business

A: Public Hearing Continued – Vicious and Dangerous Dog Bill

At the August meeting, staff was directed to include language empowering the Animal Control officer to order the vicious or dangerous dog removed from the City (or confined and restrained in house or commercial kennel) once a citation is issued. The animal would be away or confined for the interim time until the court date. This would be an option if the animal is deemed an eminent threat to the public or family after a first time offense.

Mr. Hamilton updated the Board that the City Attorney is in the process of reviewing the proposed language.

Mr. Hamlet asked if the dangerous dog is to be monitored at all times by the owner or if a fence is sufficient.

Mr. Hamilton stated that the level of confinement would be up to the discretion of City Staff on a case by case basis.

The Board determined that they would like to add the language “by animal control officer” to the verbiage. This will define who has the authority to deem an animal as a threat.

Mr. Hendrix stated that he would like to see the proposed language under a separate section and not under the Leash and Muzzle section.

Chairman O'Donnell suggested creating a separate section for the proposed language at the beginning of the bill.

The Board discussed the proposed language at length and reworded the language to make it as specific as possible. The Board was concerned that there would be loopholes and the Animal Control Officer would not be able to conduct her job properly and efficiently.

There was confusion as to when the Animal Control Officer was given authority to order the dog confined or removed and conflicting language throughout as to if an animal or vicious or dangerous dog was being referenced.

Mr. Hamilton is to re-work the proposed language and bring it back to the Board in October for review.

Public Hearing has been continued until October.

B: Public Hearing – City of Cameron Zoning Code Updates: “C-2” General Commercial District

Mr. Hamilton stated that he did not see any problems with the C-2 code; however, he recommended adding “Retail Establishments” to the list of permitted uses to make it clearer.

The Board agreed that Retail Establishments should be added to the code.

Chairman O'Donnell stated that he would like to see KNOX boxes be required on the sides of commercial buildings as they are helpful during emergency situations.

Mr. Hamilton stated that the international fire code published in 2009 requires KNOX boxes and that builders must comply with this rule.

Mr. Hamilton will check on the code and add the requirement to the building code checklist.

Chairman O'Donnell stated that adding the KNOX boxes to the checklist would be beneficial to City Staff and also the builder/business owners so they know what is required up front.

Chairman O'Donnell stated that house numbers also need to be addressed as some are not readable or are hard to see.

Mr. Hamilton stated that a reminder can be placed on the back of utility bills. Mr. Hamilton will look into ways to inform the public of this requirement.

Item 6: Miscellaneous/Updates

None

Item 8: Adjourn

Chairman O'Donnell entertained a motion to adjourn. Motion made by Mr. Garges to adjourn; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 1.

Meeting adjourned at 7:22 pm.

Next scheduled meeting of the Cameron Planning and Zoning is October 10, 2016.

Minutes submitted by:

Chris Martin

Secretary Recorder

Cameron, MO 64429

Minutes of the September 12, 2016 Cameron Planning and Zoning Commission approved on Sept. 10, 2016



Chairman Mike O'Donnell