

MINUTES OF MEETING

Cameron Board of Adjustment

April 13th, 2009

**5:00pm
City Hall**

Members Present:

Chairman Kent Osborn
Bob Thompson
Scotty Massey
Mike O'Donnell
Rose Hamer

Members Absent:

Also Present:

Roger Wood

1. Call to Order

Chairman Kent Osborn called the meeting to order at 5:22pm.

2. Minutes of Previous Meeting

Action: Mr. O'Donnell moved and Ms. Hamer seconded that the minutes of the September 29th, 2008 meeting be approved. Motion carried unanimously.

3. Unfinished Business

There was none.

4. New Business

4A. Public Hearing, Variance, Cameron Coop, 2nd St. between Cherry & Cedar St.

Cameron Coop, with offices at 102 S. Walnut St., has submitted an Application for Variance to permit demolition and re-construction of grain-handling structures along Second Street between Cherry and Cedar Street within the former railroad right-of-way which is now owned by the Coop.

Some of the existing structures which served railroad traffic are "grandfathered" and do not meet the current 25-foot front yard setback regulations in the C-2, General

Commercial zoning district. The Coop intends to install a new bean dump pit with shed by removing an old metal building; removing and replacing a grain bin; and installing a new metal building. Roger Wood has submitted a site plan, narrative and photos which are enclosed for your review.

Action: Mr. O'Donnell moved and Mr. Massey seconded that a public hearing be convened. Motion carried unanimously.

Shellby Hendee addressed the Board giving a brief overview of the application and the items submitted by the applicant. Mr. Hendee also stated that he had not received any comments from the neighboring property owners or anyone else in the Community in regards to the variance for Coop.

Chairman Osborn asked Mr. Wood if he had any additional information or comments that he would like to present to the Board.

Mr. Wood stated that he did not.

Chairman Osborn wanted to clarify that Mr. Wood was only asking for a 6ft variance, stating the info given to the Board indicated a 19ft set back and the City requires a 25ft. set back.

Mr. Hendee informed Chairman Osborn that the current set back was 19 ft from the pavement, not the "lot" line, which is where the City requires the 25 ft. setback.

Chairman Osborn asked if there were any further questions for Mr. Wood.

There were none.

Mr. O'Donnell questioned Clyde Hann about the structure already in place at Coop that will be replaced.

Mr. Hann stated that the property lines on the site plan may not be exact, but the variance is not requesting anymore space than is currently in use.

Mr. O'Donnell stated that in order to approve the variance, the "BOA" would need to find a "hardship" that would not allow the current regulations to be met. He commented that with the current structures already on the property line, and from a practicality standpoint, it makes sense to use the original location rather than having to move a new structure elsewhere, he feels a hardship is definitely shown in this case.

Chairman Osborn asked if any members disagreed with Mr. O'Donnell's statement.

All members agreed with Mr. O'Donnell.

Action: Mr. Massey moved and Ms. Hamer seconded to leave public hearing. Motion carried unanimously.

Mr. O'Donnell made a motion to approve the variance for Cameron Coop, 2nd St. between Cherry & Cedar Street; Ms. Hamer seconded. Motion carried unanimously.

Variance approved for Cameron Coop

5. Miscellaneous

There will be an Ethics presentation on Monday the 20th at 4p.m. held at City Hall.

6. Adjourn

Action:

Ms. Hamer moved and Mr. Massey seconded that the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 5:34p.m.

Minutes take by:

Ellie Wenzel
Secretary Recorder