

MINUTES
Regular Meeting
Cameron Planning & Zoning Commission
March 8th, 2010
City Council Chambers, Cameron, Missouri

Item 1. Call to Order

Chairman Michael O'Donnell called the meeting to order at 6:00p.m.

Commissioners Present:

Chairman Michael O'Donnell
Mark Garges
Tom Hamlet
Jo Ann Hiner

Commissioners Absent:

Delvin Jackson
Stan Hendrix
George Pratt

Others Present:

Frank Buck
Jamie Smale
Ben Miller
Leslie Smith

Item 2. Minutes from Previous Meetings

Due to lack of a quorum in February, no meeting could be held.

January 11th, 2010

Chairman O'Donnell entertained motion to approve the minutes of January 11th 2010; Motion made by Mrs. Hiner, to approve the minutes of Jan 11th; with corrections; (Corrections to include the approval of Dec 14th 2009 minutes....motion made by Mr. Garges and seconded by Mr. Pratt. Also 1st paragraph on page 5 to read; Mr. Han stated that he has listed height and diameter to burn piles, as well as listing "climatological" conditions....NOT climatologically conditions) seconded by Mr. Garges. On voice vote the motion carries as follows; ayes-4, nays-0, abstentions-0, absent-3.

Item 3. Public Participation

There was none.

Item 4. Unfinished Business

A. Review of Draft Ordinances

- 1.) Amend definition of “sight triangle”
- 2.) Amend definition of “structure”
- 3.) Include “public facilities” among permitted residential uses.

All items discussed at previous P&Z meetings. The Board wanted to see all ordinances in written form prior to moving on to City Council. Items reviewed by the Board and will be sent to City Council for next regular meeting.

Item 5. New Business

Public Hearing, CUP, 5 dogs

Jamie Smale and Ben Miller of 424 Clifton Drive, who are joining households, submit a petition for CUP to keep 5 dogs. The City Manager suggests that P&Z impose the condition that all dogs in such cases receive an implanted ID chip to ensure compliance. They propose no outside kennels, no ties or stakes, fencing inspection access and non-commercial activity. They indicate that all animals have been neutered.

Entertain Motion to Enter Public Hearing; motion made by Mr. Hamlet; seconded by Mr. Garges; On voice vote motion carries as follows; ayes-4, nays-0, absent-3

Enter Public Hearing

Shellby Hendee addressed the P&Z, stating that Ms. Smale had provided a very detailed list of all the conditions they will uphold and stated that he had not received any comments from any of the neighbors that had been contacted either by mail or personally by Ms. Smale and Mr. Miller.

Chairman O’Donnell asked if there were any questions.

Mr. Garges asked Ms. Smale if any of the animals had “special needs”.

Ms. Smale stated that they did not, however 2 of the dogs were over 10 years old and once the older animals had passed on, they would not be replacing them.

Chairman O’Donnell asked Ms. Smale if the P&Z based approval of the CUP on micro-chipping of the dogs, if she would consider having it done.

Ms. Smale stated that should would not have an issue with the idea of micro chipping and if it were a stipulation upon receiving the CUP, she would definitely have all the dogs micro chipped.

Chairman O'Donnell asked if there were any further questions.

There were none.

Chairman O'Donnell thanked Ms. Smale and Mr. Miller for all the time and effort they put forth in putting together the information for the CUP, stating they had covered all areas of question and he appreciated such detailed information.

Entertain Motion to Leave Public Hearing; motion made by Mr. Garges; seconded by Mrs. Hiner; On voice vote motion carries as follows; ayes-4, nays-0, absent-3

Leave Public Hearing

Motion made by Mr. Garges to submit CUP for 5 dogs at 424 Clifton Drive for Ms. Smale and Mr. Miller to City Council for approval; seconded by Mrs. Hiner; On voice vote motion carries as follows; ayes-4, nays-0, absent-3

Information to be sent to City Council for the March 15th, meeting.

B. Public Hearing, CUP Daycare

Leslie Smith of 204 E. 14th St. petitions for CUP for Family Home Daycare for up to 10 children. She lists the hours of operation from 6:30a.m.until 6:00p.m., Monday through Friday with no outside play prior to 9:00a.m. The petition also notes a fenced rear yard for play.

Entertain Motion to Enter Public Hearing; motion made by Mr. Hamlet; seconded by Mrs. Hiner; On voice vote motion carries as follows; ayes-4, nays-0, absent-3

Enter Public Hearing

Mr. Hendee addressed the Board stating he had not received any comments from any of the neighbors or anyone else in regards to the Daycare. He also wanted the P&Z to be aware that there is a circle drive and also behind-garage parking for seven vehicles off street. He informed the Board that all inspection information from the Missouri Dept. of Health and Senior Services was included in the packets given for review, and that a State license is required to care for more than four children unrelated to the daycare provider.

Chairman O'Donnell asked if there were any questions.

Mr. Garges stated that he was familiar with the area in question and was aware that currently there are already a number of children that tend to play out in the street near/around that location and is in hopes that this Daycare will not add to the congestion.

Mrs. Smith stated that the children in her Daycare would only be permitted to play in the fenced in area, and not in the street. Also noting, that no children other than those that are members of the Daycare would be allowed to play in the play area.

Chairman O'Donnell informed Mrs. Smith a condition of the CUP would be that she must obtain a License from the State of MO, and she must receive that licensure prior to beginning operation of the Daycare.

Chairman O'Donnell then asked Mrs. Smith if she had read the Article in the Code that pertained to signage, or if there would be signs in place for the Daycare.

Mrs. Smith stated that no signage would be used.

Chairman O'Donnell also explained to Ms. Smith that the City ordinance on Daycare facilities states that outdoor playtime must be held between the hours of 8am to 9pm, asking if that would be a problem.

Ms. Smith stated that is would not be an issue as the children would never be outside prior to 9am and the Daycare closes well before the 9pm deadline.

Frank Buck~ Spoke to the P&Z and audience wanting to let everyone know that speaking as a homeowner of Cameron, he is all for the opening of another Daycare facility. He stated that there are not nearly enough Daycare facilities in Cameron for the amount of residents looking for adequate care for their children.

Chairman O'Donnell asked if there were any further questions.

There were none.

Entertain Motion to Leave Public Hearing; motion made by Mr. Garges; seconded by Mr. Hamlet; On voice vote motion carries as follows; ayes-4, nays-0, absent-3

Leave Public Hearing

Motion made by Mr. Hamlet to submit CUP for Daycare at 214 E. 14th Street for Leslie Smith to City Council for approval; seconded by Mrs. Hiner; On voice vote motion carries as follows; ayes-4, nays-0, absent-3

Information to be submitted to City Council for the March 15th Meeting

6. Miscellaneous

The City Council has given first-reading approval to an ordinance allowing permits to park in the parkway for those who have been doing so prior to January 1, 2005; when the City adopted the Access Management ordinance. Certain safety and public access restrictions apply.

Item7. Adjourn

Mrs. Hiner made a motion to adjourn; Mr. Garges seconded; on voice vote, the motion carried as follows: Ayes-4, nays-0, abstentions-0, and absent-3

The meeting adjourned at 6:47 p.m.

Minutes submitted by:

*Ellie M. Milbourn~Wenzel
Secretary Recorder
Cameron, MO 64429*