

**MINUTES**  
**Regular Meeting**  
**Cameron Missouri Planning & Zoning Commission**  
**October 10, 2011**

**Item 1: Call to Order**

Chairman O'Donnell called the meeting to order at 6:00pm.

**Commissioners Present:**

Chairman Michael O'Donnell  
Mark Garges  
Tom Hamlet  
George Pratt  
Stan Hendrix  
Edward Schmidt

**Commissioners Absent:**

Delvin Jackson

**Others Present:**

Wally Gallian – Cameron Newspaper  
Mark Gaugh  
Clyde Han  
John Kramer – Copeland Development & Construction Co.

**Item 2: Minutes from Previous Meeting**

**September 12, 2011**

*Chairman O'Donnell entertained motion to approve the minutes of the September 12, 2011 meeting as corrected. Motion made by Mr. Hendrix to approve the minutes of September 12, 2011;*

**1<sup>st</sup> paragraph on page 2 to read: Mr. Garges asked NOT Mr. Gaugh asked.**

**6<sup>th</sup> paragraph on page 2 to read: Chairman O'Donnell would like the Board to make a recommendation to City Council for approval of Mr. Schmidt as the new commissioner on Planning and Zoning at the next City Council meeting. NOT – Chairman O'Donnell would like the Board to make a recommendation to City Council at the next City Council meeting.**

*Seconded by Mr. Schmidt. On voice vote the motion carries as follows: ayes – 6, nays – 0, abstentions – 0, absent – 1.*

Chairman O'Donnell welcomed Mr. Schmidt as the new commissioner to the Planning & Zoning Commission.

**Item 3: Public Participation**

Mr. Hendrix addressed the public and commission and expressed his appreciation to the community and committee for allowing him to serve on Planning & Zoning. Mr. Hendrix stated that he would like to see more public participation at Planning & Zoning, along with other boards and committees in the community. Mr. Hendrix also stated that in the future, he would like to see the community participate with any questions, ideas, or concerns during the planning and decision making process.

Chairman O'Donnell entertained the motion to amend the agenda; placing New Business to be discussed first, then Unfinished Business.

*Motion made by Mr. Garges, to amend the agenda; seconded by Mr. Hamlet. On voice vote the motion carries as follows; ayes – 6, nays – 0, abstentions – 0, absent – 1.*

#### **Item 4: New Business**

##### **A: NW Electric – Warehouse and Storm Water in M-1 Zoning**

NW Electric has submitted a site plan to construct a new warehouse/maintenance facility on their existing “pole yard” south of their main office located at 1001 W. Grand. The site is currently zoned as M-1 “light manufacturing.

Clyde Han has been working with NW Electric, John Kramer from Copeland Construction, and Snyder & Associates on the various storm water issues.

The fire area of the building will be approximately 12,000 sq. ft. which will not require sprinklers to be installed.

Currently, the existing pole yard is all gravel. NW Electric and the contractor are asking that the yard remain rock and gravel. The downspouts from the new building will be directed to the detention area.

John Kramer with Copeland Construction was present at Planning & Zoning to answer any questions.

Mr. Garges asked about the new maintenance building being built over the current roadway and if a new roadway would be built to replace the old one.

Mr. Han stated that there will be access to the new building to the east. Additional gravel will be brought in to accommodate the new driveway.

John Kramer stated that right now the driveway will be gravel; however, in the future, NW Electric may pave the driveway.

Mr. Garges asked if the building would have electricity and water.

Mr. Han stated that the building would have a wash bay and other accommodations. The building would be a full service building.

Mr. Han also stated that the current driveway is graveled and is mainly used for heavy equipment.

Mr. Garges asked if sprinklers would be required in the building.

Mr. Han stated that if the building stays under 12,000 sq. ft., mixed use S-1, vehicle repair, and S-2, vehicle storage, sprinklers would not be required.

Mr. Hamlet asked if the building would be used as a warehouse and vehicle storage only.

Mr. Han stated that the building would be used ½ for warehouse use and ½ for vehicle storage.

Mr. Pratt asked about the current 'green space' on the property that is currently used for runoff.

Mr. Han stated that the majority of 'green space' will remain 'green space.' There will still be two detention areas on the property.

Chairman O'Donnell asked if the excess water will overflow the current detention areas. Chairman O'Donnell was under the impression that the detention area was built to contain the waste in the pole yard.

Mr. Han stated that he was not sure and that he would check. Mr. Han will check with NW Electric to see if the poles are even in use anymore.

Chairman O'Donnell asked about the new 8-inch water line that was installed. Chairman O'Donnell asked if a new fire hydrant has been installed and if the existing hydrant is hooked up to a water line.

John Kramer stated that the new fire hydrant is hooked up to the 8-inch water line.

Chairman O'Donnell stated that he would like to make sure there is an adequate water supply in case there is ever a fire. With storage and vehicle repair, there is always the possibility of a fire.

Chairman O'Donnell would like to verify the size of the water line.

John Kramer stated that sprinklers can be installed at any time if necessary.

Mr. Garges stated that he would like to make sure the new building will be used by the plans presented and not changed in the future which may require the installation of sprinklers.

Chairman O'Donnell stated that he would like to see the final storm water research from the City's independent contractor before anything is approved.

Mr. Garges asked if there is a timeline when the storm water plan will be completed.

Mr. Han stated that he is currently working on the plan but it is slow.

Chairman O'Donnell stated that keeping the new driveway for the building as gravel does not seem to be an issue. The driveway is not accessed by the public or customers and is only for NW Electric's use.

Mr. Pratt asked if the modification to the road will create a new run-off problem.

Mr. Han stated that changing the road should not cause a run-off problem and the projected run-off has been factored in on the plat.

Chairman O'Donnell stated that changing the drive from gravel to concrete could potentially cause a problem.

Mr. Gargis confirmed that the fire hydrant on the south side of the building pad is on an 8-inch water main.

Chairman O'Donnell stated that he is fine with keeping the driveway gravel and the 8-inch water line. However, Chairman O'Donnell still has questions and concerns with the storm water issue.

Mr. Gargis stated that he would like the issues discussed addressed and brought back to the committee before a decision is made.

Mr. Han stated that post-construction run-off is less than pre-construction run-off.

Mr. Pratt asked Mr. Han how long it would take to get an answer about storm water.

Mr. Han stated that he can call Snyder & Associates on Tuesday (October 11) and hopefully get an answer.

Chairman O'Donnell stated that the resolved storm water issue should be brought back to the November meeting for approval.

Chairman O'Donnell also stated that Copeland Construction can start construction on October 11, 2011.

*Mr. Gargis made a motion to approve the site plan for NW Electric with the understanding that documentation of storm water will be brought to the commission for final approval. The final storm water plan must meet the City engineer's approval. The Board approves the drive around the new building to be gravel instead of concrete. Information pertaining to fire hydrant function is also to be brought to the commission. Motion seconded by Mr. Hendrix. On voice vote, the motion carries as follows: ayes – 6, nays- 0, abstentions – 0, absent – 1.*

## **B: Hospital Site Plan**

The expansion at Cameron Regional Medical Center for the surgery room addition is under the square footage requirement and does not require Planning & Zoning's approval. However, Mr. Han wanted to keep the commission informed.

There was a code issue that has been corrected in the planning process. The building is required to have a fire rated wall so as to deter a fire from spreading to a second building. The wall in question was previously an outside wall.

## **Item 5: Unfinished Business**

### **A: Sidewalk Construction Regulation**

Mr. Han handed out a sheet with sidewalk information. The sidewalk construction issue will be discussed at the November meeting.

**B: Storm Water Ordinance**

During the September meeting, Chairman O'Donnell asked about the revised storm water ordinance. Chairman O'Donnell was under the impression that the revised ordinance was sent to the City's engineering firm for analysis and a possible upgrade.

Mr. Han stated that if the revised ordinance was returned to City Hall, it has not been found and no one knows anything about it.

Mr. Han stated that Drew Bontrager recommends that the City adopt the American Public Works Association (APWA) standard for storm water which is what most cities and engineering firms work with. This will allow for standardization.

Chairman O'Donnell stated that the City should look into adopting the APWA storm water plan if that is what needs to be done. Mr. Han will talk to Mr. Bontrager about starting the process.

**Item 6: Public Participation**

None

**Item 7: Miscellaneous**

Mr. Han stated that he will now be working with Planning & Zoning as the advisor.

**Wendy's Detention Pond**

Chairman O'Donnell asked about the detention pond at the Wendy's restaurant. Chairman O'Donnell stated that a hole was dug on the site after an oil spill and was never fixed.

Mr. Han stated that he will look into getting the detention pond working again.

**Recycling Bins at Sutherlands**

Chairman O'Donnell asked if there was anything that could be done with the recycling bins at Sutherlands. When it is windy, the recycling materials are blown out of the bins and into the street/people's property.

Chairman O'Donnell suggested that a fence may solve the problem.

**Item 8: Adjourn**

*Motion made by Mr. Hendrix to adjourn; seconded by Mr. Hamlet. On voice vote, the motion carried as follows: ayes – 6, nays – 0, and absent –1.*

Meeting adjourned at 7:25 pm.

Minutes submitted by:

*Chris O'Donnell*  
Secretary Recorder  
Cameron, MO 64429

Minutes of the October 10, 2011 Cameron Planning and Zoning Commission approved on 11-17, 2011

  
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Chairman Michael O'Donnell