BILL 2012-17

****** First Reading ******

AGENDA ITEM

TO: Mayor and Council

FROM: Clyde Han, Building Inspector

DATE: Tuesday, March 13, 2012

RE: Planning and Zoning, Article 21 Supplementary District Regulations

The Planning and Zoning Commission's main objective is to review proper land use for new commercial projects and additions and to ensure the projects are in compliance with the appropriate zoning regulations.

It is neither the intent nor the responsibility of the Commission to review the structural drawing and check compliance of current Building Code as implied in section 9 of the existing Code.

The Code also states that "the fee must be included at the time of application". When Planning and Zoning review a commercial "site plan", in many cases the structural drawings are not completed. The permit fee(s) are not determined until later in the permitting process after sewer / water tap sizes are determined, and if any engineering fees for structural or storm water review are incurred by the City as part of the review.

Staff is asking that the language in Article 21 of the Zoning Code be changed to clarify intent and allow for proper review of the entire scope of the project before determining and collection of fees.

Planning and Zoning held a "Public Hearing" on February 13, 2012 and also March 12, 2012 regarding the language change and recommends approval.

Bill 2012-17

AN ORDINANCE AMENDING ARTICLE 21. SUPPLEMENTARY DISTRICT REGULATIONS, PARAGRAPH 9, COMMERCIAL PERMIT APPROVAL AND 9 E (1) APPLICATION, OF THE ZONING CODE OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI CODE AND ENACTING NEW REVISIONS TO REQUIREMENTS

WHEREAS, The Planning and Zoning Commission's objective is to review proper land use and not the City "Building Codes" for commercial projects site plan review; and

WHEREAS, permit applications shall be required for review but payment for permits will be paid upon submission of completed structural drawings; and

WHEREAS, the Planning and Zoning Commission, after publishing notice thereof in the *Cameron Citizen-Observer*, a newspaper of general circulation, on November 24, 2011 and on January 19, 2012, conducted a public hearing on the matter on February 13, 2012 and recommends that the City make certain amendments to the City's supplementary district regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DeKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Repeal Paragraph 9 and 9 E (1) of Article 21. Supplementary District and enact new paragraph as follows:

9. Commercial Permit Approval: Prior to the issuance of a building permit for the construction of any building or structure in any commercial district, except CM-P, or prior to same in any industrial/manufacturing district, or in the R-3 Multi-family residential district, or any addition to any existing building or structure therein consisting of more than ten percent (10%) of the floor area of the existing building or structure, the Planning and Zoning Commission shall first consider the application and project plan for compliance with appropriate zoning regulations.

9 E (1). The Planning and Zoning Commission shall consider the following criteria, in addition to other City codes and regulations, in its plan review:

1) Application: The application must be complete showing owner and applicant.

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved on first reading this 19th day of March 2012.
Passed and approved on second reading this _____ day of _____ 2012.

First reading

Passed and approved on third and final reading this _____ day of _____ 2012.

_____
Mayor Frank A. Buck

ATTEST:

_____
City Clerk/Finance Clerk

First reading