

NOTICE OF SPECIAL MEETING

**Cameron Board of Adjustment
Monday, May 21, 2012
5:00 p.m.
City Hall**

AGENDA

1. Call to Order. Kent Osborn, presiding
2. Minutes of Previous Meeting (April 23, 2012)
3. Unfinished Business
 - A. City Council appointed Rose Hamer to another 4 year term on Board of Adjustments.
 - B. Public Hearing, - Continued- Cameron Emergency Services – power generator in public right-of-way at 101 N. Chestnut.
4. New Business
 - a. None
5. Miscellaneous
 - a.
6. Adjourn

MINUTES OF MEETING

Cameron Missouri Board of Adjustments
City Council Chambers, Cameron, Missouri
April 23, 2012

Item 1: Call to Order

Chairman Osborn called the meeting to order at 6:00pm.

Members Present:

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

Members Absent:

None

Others Present:

Mark Gaugh – City Manager
Clyde Han
Mark Garges
Corey Sloan
Don Fritz
Chris Johnson – Cameron Newspaper

Item 2: Minutes from Previous Meeting

December 8, 2010

Mr. O'Donnell moved that the minutes of the December 8, 2010 meeting be approved as presented; seconded by Mr. Massey. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Item 3: Unfinished Business

None

Item 4: New Business

Cameron Emergency Services has requested that a variance be granted to place a power generator in the public right-of-way located on the south side of the Cameron Public Safety Building along Second Street. The proposed pad will be 9' x 14' and will extend 6 feet into the public right-of-way ending approximately 8 feet off the back of the curb.

Chairman Osborn entertained motion to enter public hearing.

Mr. O'Donnell stated that he would like to excuse himself from the discussion since he submitted the application on behalf of Cameron Emergency services.

Mr. O'Donnell also stated that it had been discovered that Ms. Hamer's appointment to the Board of Adjustments had expired and there were not enough members present to conduct a meeting. (There must be four (4) members present).

Mr. Thompson made a motion that the variance request from Cameron Emergency Services be continued at the next scheduled Board of Adjustments meeting on May 21, 2012 or until a new member is re-elected to the Board; seconded by Mr. Massey. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Mr. O'Donnell made a motion to recommend to City Council to re-elect Rose Hamer to the Board of Adjustments; seconded by Mr. Massey. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Item 5: Miscellaneous

Mr. Osborn stated that he would like to receive the minutes from Planning & Zoning electronically in the future.

Item 6: Adjourn

Mr. Osborn entertained motion to adjourn. Motion made by Mr. Massey; seconded by Mr. Thompson. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 0.

Meeting adjourned at 6:10 pm.

Minutes submitted by:

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

Memo

To: Cameron Board of Adjustment

From: Clyde Han

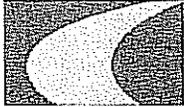
Date: Monday, May 14, 2012

Ref: Public Hearing – Generator Location

4.a. Public Hearing, Cameron Emergency Services Variance

Public notification was made regarding Cameron Emergency Services Variance appeal.

1. Letters were sent to the 18 property owners whom own property within 185 feet of the Public Safety building on March 21, 2012 (copy of letter and mailing list included).
2. Two (2) signs were placed at the Public Safety Building, one at 2nd and Chestnut and a second at 1st and Cherry on March 21, 2012.
3. "Public Notice" was published in the Cameron Observer paper on March 29, 2012 (certification attached).
4. Site Plan attached showing location of generator "Pad".
 - a. Proposed "Pad" will be 9 feet (north to south) by 14 feet (east and west).
 - b. Pad will extend 6 feet into the right-of-way with the edge of the "Pad" ending roughly 8 feet off the back of curb.
 - c. The generator will not cover the entire pad but access and working room around the generator is required for service and maintenance.
 - d. The generator being used is not large enough to power the Public Safety Buildings growing requirements during an emergency operation; the required generator will not fit into the present generators location inside the building.
 - e. The applicant is requesting a 6 foot variance into the city right-of-way for the generator and pad.
5. As of Monday, May 14, 2012 I have received one "Public Comment" from Jon Crouch whom owns the property at 203 N. Chestnut. Mr. Crouch says he doesn't care and is ok with the request. One letter was returned from Damon & Beverly Smart, 112 W. Prospect.



City of Cameron
 205 N. Main, Cameron, MO 64429
 816.632.2177 816.632.1067 fax

APPLICATION FOR APPEAL / VARIANCE

Instructions to Applicants: An applicant may appeal to the Board of Adjustment for an interpretation, modification, variation, or reversal of a decision of the building/zoning officer. The applicant must provide all information requested below and must present his/her case before the Board of Adjustment.

Address of Property: 101 North Chestnut
 (if appeal is made with regard to a specific parcel of property)

Legal Description of Property: _____

Name of Applicant: City of Cameron Emergency Services Phone: (816) 632-0747

Applicant's Address: 101 North Chestnut

Property Interest of Applicant:
 Owner Contract Purchaser Lessee Other: _____

Name of Owner: City of Cameron Phone: (816) 632-2177

Address of Owner: 205 N. Main

Present Use of Property: Public Safety Building Present Zoning: C-2

Decision of Action of Building/Zoning Officer which is being appealed: _____

Description of appeal or variance of applicant: Appeal to the Cameron Board of Adjustment to locate a emergency power generator in the public right-of-way adjacent to an existing electric power transformer. The location to be on the south side of the Cameron Public Safety Building along Second street.

Signature of Owner: _____ Date: _____

Signature of Applicant: Mike Ethwell Fire Chief Date: 3/19/12

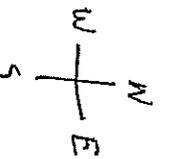
DO NOT MARK BELOW THIS LINE

Fee: \$75.00 Date Paid: 3/19/12

Date of Hearing: APRIL 23, 2012 Date Notice Published: MARCH 29, 2012

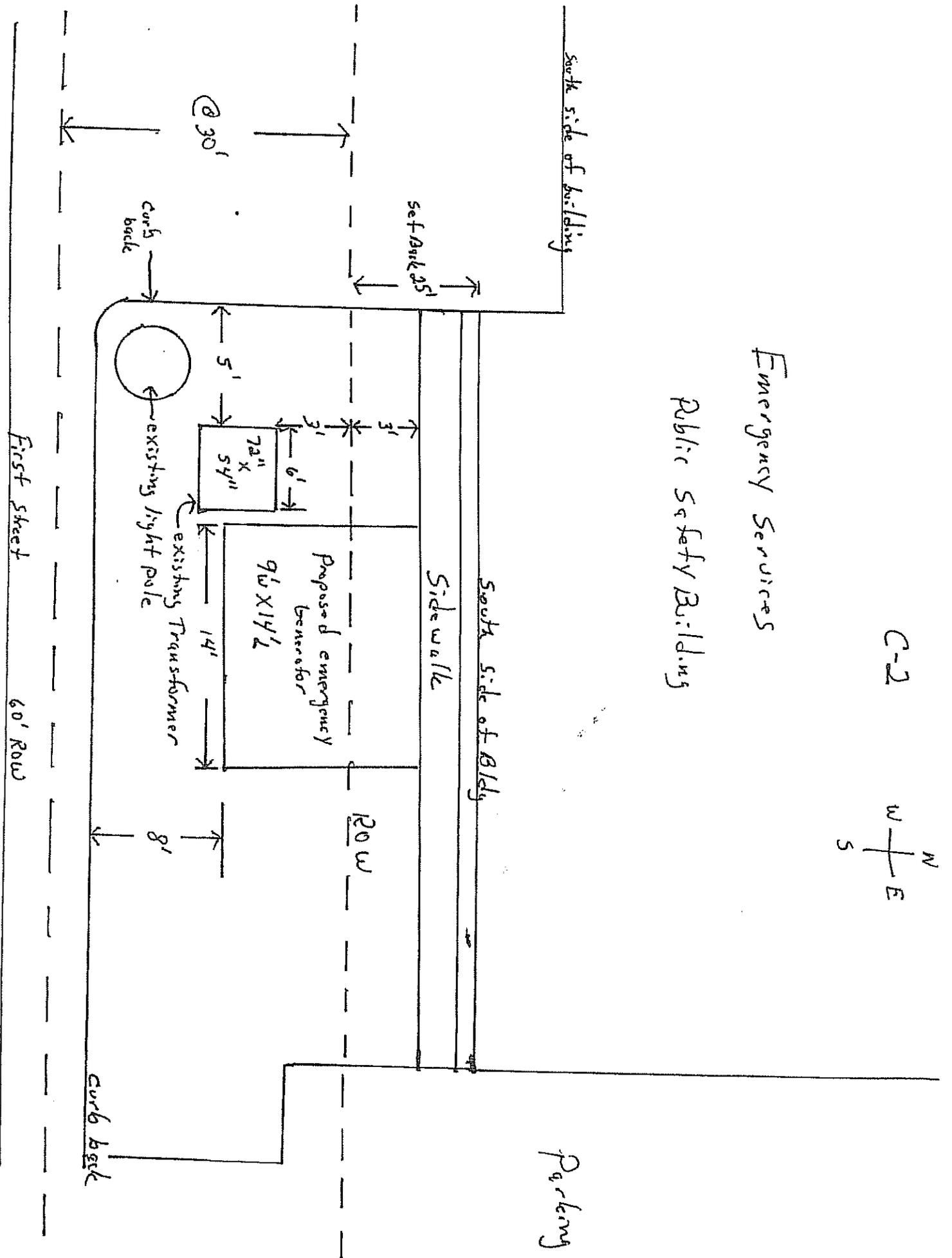
Decision of Board of Adjustment:
 Approved Denied Date: _____

C-2



Emergency Services

Public Safety Building



Wednesday, March 21, 2012

Dear Property Owner,

An appeal has been filed by the Cameron Emergency Services to locate an emergency power generator in the public right-of-way on the south side of the Cameron Public Safety Building at 101 N. Chestnut.

As required by Ordinance, a "Public Hearing" will be held prior to any decision regarding the issue. The public hearing will be held Monday, April 23, 2012 at 6:00 PM at City Hall by the Board of Adjustments.

Also required by Ordinance is the notification of any property owner within 185 feet of the property of the proposed change; you own property within 185 foot of the proposed change. I will also place a sign on the property notifying of the "Pending Zoning Action" and place a "Public Notice" in the newspaper 15 days prior to the public hearing.

You are invited to attend the "Public Hearing" at 6:00 PM on Monday, April 23, 2012 at City Hall, if you cannot attend or don't care to attend, you may also write, call, e-mail, fax or stop by City Hall anytime to voice your concerns and or opinions. Any and all comments will be forwarded to the Board of Adjustments during the Public Hearing.

Thank you for your time

Clyde Han
City Inspector
205 N. Main
Cameron MO. 64429
Phone – (816) 632-2177 ext 119
Fax – (816) 632-1067
Email inspector@cameronmo.com

Leach Charles W & Mary Lou
112 S Cherry
Cameron, MO 64429

Cameron Children's Center Inc
202 W 2Nd St
Cameron, MO 64429

Mullins Gary F & Pamela L
4320 Se Gridley Rd
Cameron, MO 64429

Walker David A & Brenda L
211 N Chestnut St
Cameron, MO 64429

Beckett Realty Co
P O Box 468
Cameron, MO 64429

Blades John L & Shellie Jo
102 S Cherry
Cameron, MO 64429

L & J Rentals LLC
9202 Ne 69 Hwy
Cameron, MO 64429

Toney Patricia A
103 W 1St Street
Cameron, MO 64429

Cameron Coop Elevator Assoc
102 S Walnut
Cameron, MO 64429

Clark John A Trustee 1/2
605 N Walnut P O Box 406
Cameron, MO 64429

Crouch Jon N & Janice M
2813 Colonel Circle
McKinney, TX 75070

Hamlet Karen M
115 S Cherry
Cameron, MO 64429

Bruner Brad A & Jena D
107 S Chestnut
Cameron, MO 64429

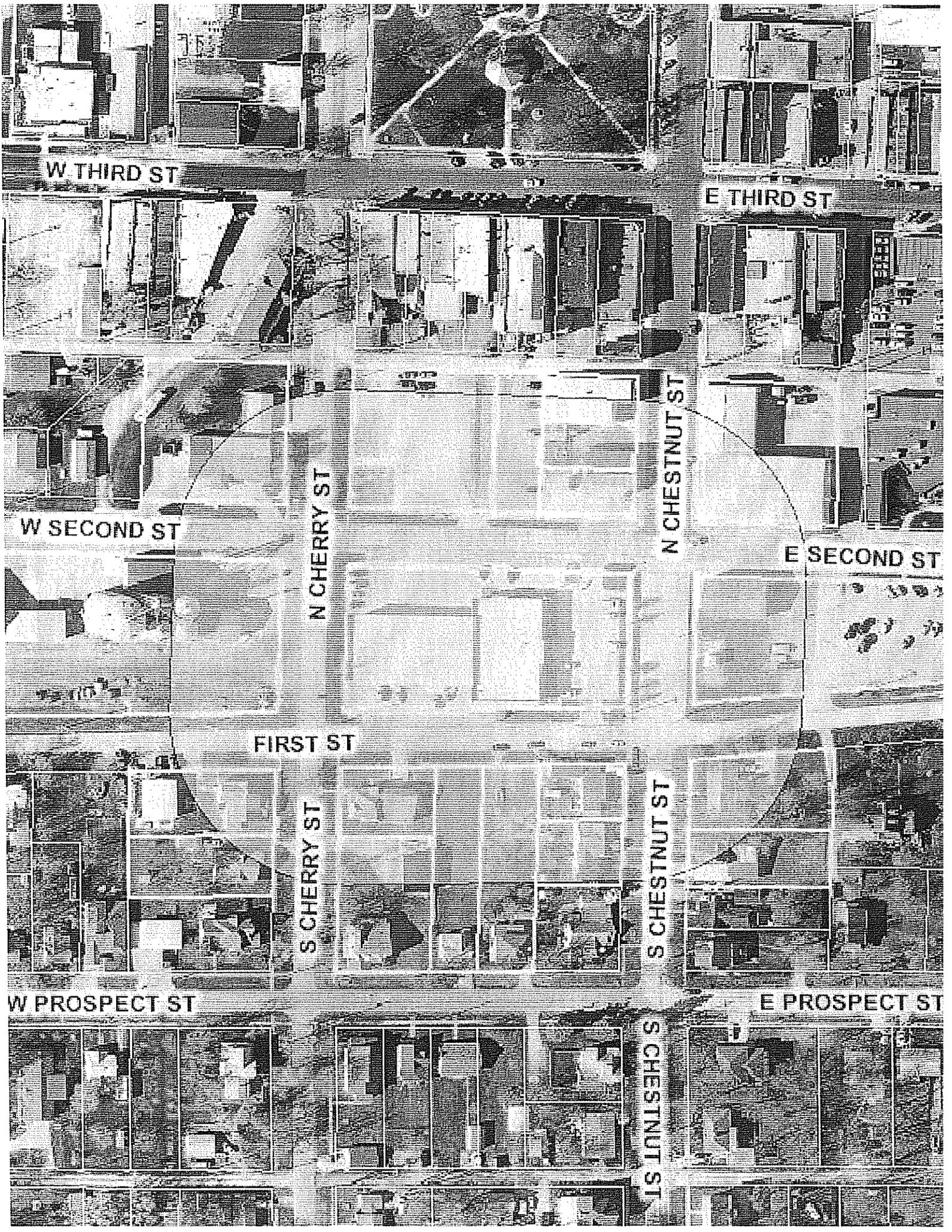
Smart Damon R & Beverly A
112 W Prospect
Cameron, MO 64429

Price Betty J
116 S Chestnut
Cameron, MO 64429

Jones Richard E & Diane
101 S Cherry
Cameron, MO 64429

Cameron Police Dept
101 N. Chestnut
Cameron MO. 64429

City of Cameron
205 N. Main
Cameron MO. 64429



W THIRD ST

E THIRD ST

W SECOND ST

E SECOND ST

FIRST ST

W PROSPECT ST

E PROSPECT ST

N CHERRY ST

N CHESTNUT ST

S CHERRY ST

S CHESTNUT ST

S CHESTNUT ST

Notice of Public Hearing for Variance

Notice is hereby given that a public hearing will be held by the Board of Adjustments of the City of Cameron, Missouri at 6:00 o'clock (6:00 p.m.) on Monday, April 23, 2012 at City Hall, 205 North Main Street, Cameron, Missouri to hear an appeal to locate an emergency power generator in public right-of-way for the public safety building at 101 N. Chestnut.

Public attendance and comments are invited.

Barbara J. O'Connor, CMC
City Clerk



CAMERON NEWSPAPERS INC.

Publishers of The Cameron Shopper & Citizen Observer

BB HWY • P.O. BOX 498 • CAMERON, MO 64429

PHONE: (816) 632-6543 • FAX: (816) 632-4508

AFFIDAVIT OF PUBLICATION

(STATE OF MISSOURI)

SS.

(COUNTY OF CLINTON)

Wally Gallian being duly sworn upon oath, states that he is the Publisher of The Cameron Citizen Observer, a weekly newspaper printed and published in the City of Cameron, in Clinton County, Missouri; that said newspaper of general circulation in said County; and has been admitted to the post office in the City of Cameron, Missouri, as second class matter; that said newspaper has been published regularly and consecutively for a period of three years; that has a list of bona fide subscribers, voluntarily engaged as such; who have paid or agreed to pay a stated price for a subscription, for a definite period of time; and that said newspaper has fully complied with the provisions of an Act of the Fifty-ninth General Assembly, approved, April 28, 1937, a published in the Laws of Missouri, of the year 1937, at page 432, said Act to be known as Section 13775; and that the notice, a copy of which is hereto annexed, was published in said newspaper for

March 22nd, 2012

Wally Gallian

_____, Publisher

Subscribed and sworn to before me this

22nd

day of March

, 2012

Deborah Wiedmaier

_____, Notary Public

Deborah Wiedmaier
Notary Public - Notary Seal
STATE OF MISSOURI
DeKalb County
My Commission Expires: 8/7/2013
Commission # 09539328