MINUTES
Regular Meeting
Cameron Missouri Planning & Zoning Commission
May 14, 2012

Item 1: Call to Order

Vice-Chair Garges called the meeting to order at 6:05pm.

Commissioners Present:
Vice-Chair Mark Garges
George Pratt
Edward Schmidt
Tom Hamlet
Stan Hendrix

Commissioners Absent:
Chairman Michael O'Donnell
Delvin Jackson

Others Present:
Clyde Han
Mark Gaugh

Item 2: Minutes from Previous Meeting

April 9, 2012
Vice-Chair Garges entertained motion to approve the minutes of the April 9, 2012 meeting. Motion made by Mr. Hamlet to approve the minutes of April 9, 2012; seconded by Mr. Pratt. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

Item 3: Public Participation

None

Item 4: Unfinished Business

A: Site Plan Review – CRMC Accessory Building

Cameron Regional Medical Center has asked Planning & Zoning to review a site plan for a 40' x 60' storage/accessory building on the east and south side of Medical Plaza I.

The storm water plan covers not only the storage building but also a larger expansion that will happen at a later date. As of the April 9, 2012 meeting, the storm water plan was still being reviewed by Trans Systems, the City's third party engineer.

At the April 9, 2012 meeting, the board granted a conditional approval to start construction on the condition that the final plat would be brought back to Planning & Zoning for final approval.

Trans Systems has reviewed the storm water plan and approved the plan for construction.

Vice-Chair Garges entertained a motion to approve the site plan for the storage/accessory building at Cameron Regional Medical Center. Motion made by Mr. Pratt to approve the site plan; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

B: Conditional Use Permits

During the February 13, 2012 meeting, Chairman O'Donnell recommended that as Conditional Use Permits (CUP) are adopted by ordinance they should also be terminated by ordinance when they are no longer valid.

Mr. Han spoke with the City Attorney and he says that if CUPs are adopted by an ordinance it is now law and cannot be altered, changed or terminated by anything other than an ordinance.

The City Attorney also stated that to change the ordinance, a Public Hearing must be held for each CUP than needs to be terminated.

Mr. Han asked the Board if they wanted to "terminate" all of the CUPs in one large public hearing and submit one ordinance to City Council or handle the individual CUPs separately.

Mr. Han also stated that once a condition in the CUP is no longer being met, the CUP is null and void.

Mr. Pratt stated that he would like to put the issue on hold until the Board has more time to think about the subject and how to handle the issue.

Mr. Schmidt made a motion to table the Conditional Use Permit discussion until the June meeting; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays – 0, abstentions – 0, absent – 2.

The Board agrees that the CUPs should be cleaned-up in the near future.

C: Storm Water Update

Mr. Han stated that the storm water review process is still on-going and there is no update at this time.

D: Updates on recent business that has been sent to City Council

- Railroad Heights Lot 11 – Council denied the request for re-zoning Lot 11 in railroad heights from R-2 to C-2.
- The sidewalk ordinance has passed three readings at City Council.
- The request for the LDS Church to combine three tracts of land into one lot has been approved by City Council. The property remained zoned R-2.
- City Council has passed three readings for the modifications to the site plan review – Article 21.

<u>Item 5: New Business</u>

A: Reappointment of Members

Commissioner O'Donnell and Commissioner Jackson's terms expire in June 2012.

Mr. Schmidt made a motion to present Commissioner O'Donnell and Commissioner Jackson's names to City Council upon their approval for re-appointment. If either candidate does not want to be re-appointed, and ad will be placed in the newspaper and City website for applicants; seconded by Mr. Hendrix. On voice vote the motion carries as follows: ayes - 5, nays - 0, abstentions - 0, absent – 2.

<u>Item 6: Public Participation</u>

None

Item 7: Future

None

Item 8: Miscellaneous

A: Comprehensive Plan

During the April meeting, Mr. Gaugh stated that he would like to form a committee to work on the comprehensive plan so it is always looked at and worked on.

Two members from City Council will be assigned to review the comprehensive plan.

Mr. Han stated that he will provide the Board with a copy of the comprehensive plan for review.

B: Other

- Board of Adjustments will meet on Monday, May 21, 2012 and hold a Public Hearing to discuss a variance for a backup power generator for the public safety building.
- Rose Hamer was appointed to another four year term on Board of Adjustments.

Item 9: Adjourn

Vice-Chair Garges entertained a motion to adjourn. Motion made by Mr. Hendrix; seconded by Mr. Hamlet. On voice vote the motion carries as follows: ayes – 5, nays -0, abstentions – 0, absent – 2.

Meeting adjourned at 6:35 pm.

Minutes submitted by:

Chris O'Donnell
Secretary Recorder
Cameron, MO 64429

Minutes of the May 14, 2012 Cameron Planning and Zoning Commission approved on _____, 2012

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Chairman Michael O'Donnell