

MINUTES
Cameron Missouri Planning & Zoning Commission
May 9, 2022

Item1: Call to Order

Mike O'Donnell called the meeting to order at 6:11 pm

Commissioners Present:

Mike O'Donnell – Chairman

Mark Garges

Debbie Hahn

Tom Hamlet

George Pratt

Delvin Jackson

Stan Hendrix

Absent:

None.

Others Present:

Tim Wymes-Community Development Director

BJ-Recording Secretary

Greg Harris-City Building Inspector

Item 2: Board Appointments

Director Wymes updated the board that Commissioner's Debbie Hahn and Stan Hendrix's terms are expiring and would need approval to be reappointed. Chairman O'Donnell entertained a motion to approve their reappointments.

A motion to reappoint Debbie Hahn and Stan Hendrix to the Planning and Zoning Commission was made by Delvin Jackson and seconded by George Pratt.

On voice vote the motion carried as follows: aye -7, nays -0, abstentions -0, absent -0.

Item 3: Approval of Minutes

Chairman O'Donnell entertained a motion to approve the April 11, 2022 minutes.

A motion to approve the April 11, 2022 minutes was made by Mark Garges and seconded by George Pratt.

On voice vote the motion carried as follows: aye -7, nays -0, abstentions -0, absent -0.

Item 4: Old Business

There were no items under Old Business to discuss.

Item 5: New Business

Lot Split-118 South Elm:

Director Wymes instructed the Commissioner's that applicant Braxton Bell is requesting a lot split located at Elm and Prospect. The lot is currently zoned R-2 and does exceed the 7500 square foot requirement for a lot split. Braxton Bell plans on building a single-family home on one lot and a multi-family home on the other lot. Chairman O'Donnell entertained a motion for the lot at 118 South Elm to be split.

A motion to approve the petition to split the lot at 118 South Elm was made by Debbie Hahn and seconded by Tom Hamlet.

On voice vote the motion carries as follows: aye – 7, nays -0, abstentions -0, absent -0.

Lot Split-723 North Godfrey:

Director Wymes informed the Commissioner's that this lot split is the same situation as the South Elm property; it is also zoned R-2. The current owners, Jared Hamilton and Jordan Byrom, have filed the request. Debbie Hahn inquired if there was already a structure on the property. Chairman O'Donnell entertained a motion for the lot at 723 North Godfrey to be split.

A motion to approve the petition to split the lot at 723 North Godfrey was made by Debbie Hahn and seconded by Tom Hamlet.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Commercial Site Plan Approval-1522 Bob Griffin Road:

Applicant Bill Chung has submitted a revision of a previous Site Plan. Mr. Shawn Duke, engineer with Snyder & Associates, St. Joseph, MO, was present to answer any questions of the board. He explained that the red lines on the map represented the proposed changes; the black lines are the original plan. He pointed out that the Wendy's portion is not part of the revision. This current Revision of Site Plan includes extending the convenience store and the back parking. He reported that they are closing the South entrance, and have already moved the truck entrance. Upon Mr. Duke availing himself for questions, Mark Garges inquired about how the charging station was working out. Mr. Chung said it is starting slow. Director Wymes then explained that it is still zoned General Commercial, so any time a site plan is revised, it must go before the Planning and Zoning Commission again. An open discussion ensued regarding the details of the proposed revisions. Items discussed included storm water drainage, parking, addition to the concrete parking area, etc. Chairman O'Donnell explained that it is a reconfiguration of the original Revision of Site Plan. He asked Director Wymes if the City was in favor with the current revisions. Director Wymes said that the City had no problem with this current revision. Chairman O'Donnell then asked if the egress on the South side was wide enough to accommodate the semi-trucks turning onto the street. Mr. Duke said that yes, trucks should be able to make turns without tearing up curbs. Mr. O'Donnell again asked for verification that the driveway functions properly. Director Wymes asked Mr. Chung the approximate completion date for these revisions; Mr. Chung answered that they should be completed in 8 to 12 months. Director Wymes stressed that painting the striping in the truck area is imperative. Chairman O'Donnell entertained a motion to approve

the revisions. He also informed Mr. Chung that the information regarding the road has been sent out to the necessary parties.

A motion to approve the Commercial Site Plan Revisions at 1522 Bob Griffin Road was made by Mark Garges and seconded by Debbie Hahn.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Commercial Site Plan Approval-905 North Walnut:

Director Wymes explained that this Site Plan is regarding a new construction between Sonic and El Maguey for a small restaurant/coffee shop (Scooter's; applicant John C. Kozel.) They meet all of the requirements for parking, and there is no green space, so the storm water testing does not apply. Director Wymes said that he recommended extending and widening the driveway to prevent head-on accidents. The City recommends approval. Stan Hendrix asked about the square footage of the proposed structure. Director Wymes informed all that it would be 664 square feet. Chairman O'Donnell further explained that it would be a drive-in facility only. George Pratt inquired if customers would be able to walk up to the window; Engineer Dan Finn (Phelps Engineering, Olathe, KS) explained that it would be drive-through only. Chairman O'Donnell entertained a motion to approve the Site Plan.

A motion to approve the Commercial Site Plan at 905 North Walnut was made by Mark Garges and seconded by Tom Hamlet.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Zoning Map Amendment-Weston Estates Phase II:

Chairman O'Donnell entertained a motion to go into Public Hearing.

A motion to go into Public Hearing was made by Stan Hendrix and seconded by Tom Hamlet.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Director Wymes explained that this Amendment concerned changing the Weston Estates Development from R-2 to R-1, single-family dwellings. He informed the Commission that letters went out to all of the neighbors and signage was placed in the yard space of the affected area. Gary and Sue Manion, the developers of the Weston Estates subdivision, are petitioning to change the zoning of the land annexed as Weston Estates from R-2 to R-1. It is their desire to restrict the development to single-family homes. Chairman O'Donnell asked if all of the paperwork was filed properly. Director Wymes said that yes, everything was followed to the letter. George Pratt asked if a current developer could restrict future landowners regarding what kind of structure they could build in the future. Debbie Hahn explained that the developer of a subdivision has the right to petition for these restrictions because he is the majority shareholder in the subdivision until all of the plots are developed, sold, and a Homeowners Association is formed. Chairman O'Donnell verified that the City of Cameron, Zoning Codes, Article 32, allows down zoning from "R-3" or "R-2". It would require 66% of the landowners signatures in the area to be rezoned. Debbie Hahn

commented that in future, the Commission should address this zoning issue in the beginning, when a new subdivision is applied for. Rezoning to R-1 before the development begins would prevent having to do this kind of housekeeping mid-project. All commissioners present agreed that would be better. Chairman O'Donnell explained that Cameron never had an R-1 zoning district until Country Club Square was constructed, and the people investing did not want duplexes built there. The City Council did annexation, it was not handled through Planning and Zoning. The property sat as R-2 until someone wanted to build on a lot, and then the zoning change would go to Planning and Zoning one lot at a time. He said that the City Council still holds annexation hearings, but Planning and Zoning can make recommendations beforehand. Weston Estates property owner DeAnn Neiman, 302 South West Street, said most of the residents on West Street have signed a petition in favor of the zoning change. Chairman O'Donnell entertained a motion to leave Public Hearing.

A motion to leave Public Hearing was made by Tom Hamlet and seconded by Stan Hendrix.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Chairman O'Donnell entertained a motion to approve the Zoning Map Amendment for Weston Estates.

A motion to approve the Zoning Map Amendment for Weston Estates was made by George Pratt and seconded by Tom Hamlet.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Zoning Map Amendment-East Grand Estates

Chairman O'Donnell entertained a motion to return to Public Hearing.

A motion go into Public Hearing was made by Stan Hendrix and seconded by Mark Garges.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Director Wymes explained that Mr. Paul Rinehart, property owner at East Grand Estates (1205 E. Second Terrace), was charged with passing out letters to the property owners in the subdivision regarding changing the zoning at East Grand Estates from R-2 to R-1. This would restrict any construction of homes in that subdivision to single-family dwellings. Debbie Hahn asked Mr. Rinehart and Mr. Wymes if they had received any objections from the affected property owners. They both answered that they had not received any objections. She then asked if the owners of the empty lot had made contact with anyone. Director Wymes and Mr. Rinehart said that they had not made contact. Tonya O'Boyle, 1005 E. Second Terrace, appeared to speak in favor of the zoning change. Chairman O'Donnell entertained a motion to leave Public Hearing.

A motion to leave Public Hearing was made by Stan Hendrix and seconded by Tom Hamlet.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Chairman O'Donnell entertained a motion to approve the Zoning Map Amendment for East Grand Estates.

A motion to approve the Zoning Map Amendment for East Grand Estates was made by Stan Hendrix and seconded by Tom Hamlet.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Item 6: Other Matters

Director Wymes reported that the stormwater design needed for Greenridge to finalize was done, and they have met with the City staff with a drawing. Weston Estates Phase I change from R-1 to R-2 is on the way. George Pratt asked if the new digital sign by Wal-Mart meets the Planning and Zoning requirements. Director Wymes confirmed that it does. Chairman O'Donnell said that a project he has been trying to see completed for twelve years has made progress. The intersection at 36 Highway and Bob Griffin Road will get necessary safety changes due to surrounding businesses like Jonez Travel Mart, Subway, Wendy's McDonald's, Comfort Inn, and others forming a CID District. The process took a long time for approval. The CID District is now collecting sales tax, which Chairman O'Donnell explained must be designated to a specific project. When paid for, the funds can be reassigned to a new project. MODOT didn't come through with the preliminary engineering, but Chairman O'Donnell finally secured a grant for a \$15,000 traffic study, of which MODOT will pay \$12,000. The plan incorporates turn lanes, permanent signaling, turn arrows, and crosswalks. There will also be warning signs to east and westbound 36 Highway. Chairman O'Donnell pointed out that fifteen years ago, it was an \$800,000 project. Because of increased costs for materials and labor, it is now a 2-million-dollar project. He reported that his next steps were to forward the information to the CID District and the engineers, and it must be sent to MODOT by next week. The City Attorney also serves as the attorney for the CID District, making communication easier. Chairman O'Donnell is hoping to secure a grant and bonds to begin before another price increase. Mark Garges pointed out that this is the second most dangerous intersection in Cameron, the first being the intersection at Ensign Trace and Old 36, and saw that this project is desperately needed. Debbie Hahn praised the business owners who formed the CID District, knowing their customers would have to pay a slightly higher tax, for such a cause. The CID District has given Commissioner O'Donnell the authority to do the footwork, but they must approve the actual spending on the project. A last item was Director Wymes' request for the Commission to review a corrected map from applicant Braxton Bell that was not in their packet.

Item 7: Adjourn

Chairman O'Donnell entertained a motion to adjourn.

A motion to adjourn was made by Mark Garges and seconded by Debbie Hahn.

On voice vote the motion carried as follows: aye – 7, nays -0, abstentions -0, absent -0.

Meeting adjourned at 7:18 pm

Next regular scheduled meeting of the Cameron Planning and Zoning is June 13, 2022.

Minutes submitted by:

BJ Reed

Secretary Recorder

Cameron, Mo 64429

Minutes of the May 9, 2022 Cameron Planning and Zoning Commission approved on June 13
2022

A handwritten signature in cursive script, appearing to read "Mike O'Donnell", written over a horizontal line.

Chairman Mike O'Donnell