

MINUTES
Special Meeting
Cameron Missouri Planning & Zoning Commission
April 5, 2021

Item1: Call to Order

Chairman Mike O'Donnell called the meeting to order at 6:09 pm

Commissioners Present:

Mike O'Donnell - Chairman
Mark Garges
Tom Hamlet
George Pratt
Debbie Hahn
Delvin Jackson
Stan Hendrix

Others Present:

Tim Wymes - Community Development Director
Lisa Wilson – Recording Secretary
Steve Rasmussen- City Manager
Glenda Atkinson - Citizen
Merlin & Eugene Mapes – Citizens
Lester Skouby - Citizen
Michael Harris – Bloom Medicinal attended via Zoom

Item 2: Approval of Minutes

None at this time

Item 3: Public Participation

None

Item 4: Old Business

None at this time

Item 5: New Business -Site Plan Approval for 121 South Walnut

Chairman O'Donnell introduce the information for discussion on the agenda regarding the site plan approval. Director Wymes followed the introduction by letting the board know that applicant Bloom Medicinal is seeking approval for the location of 121 South Walnut for a proposed business opportunity. Tim informed

the board that Michael Harris with Bloom Medicinal is in attendance via zoom. He went to further discuss that city staff has reviewed the site plan and had no objections. Part of the discussion to the board was explaining that a portion of the alley will need to be vacated and the existing building and infrastructure will be removed. Chairman Mike O'Donnell pointed out that the setback requirements on the south property line will have to be adjusted from 7 feet to 25 feet.

Tim explained that city staff worked with the Missouri Department of Transportation along with Bloom's staff on this particular project. He explained that there were some issues regarding the original location of the proposed drive entrance off south Walnut Street. He explained that under the Mo-Dot guidelines the original Walnut Street drive entrance would not meet the separation distance from other drives. City staff worked with Mo-Dot to allow the entrance off Walnut Street based on the design lay out of the building and avoiding commercial traffic on a residential street. As part of the agreement to allow the entrance off Walnut. Mo-Dot required that the entrance be moved further north of the business location and a portion of the present alley be vacated.

Board member Mark Garges inquired about the number of parking spots required for the business. Tim responded with 10, but later corrected his statement that 14 spots are required per city code for a Medical Marijuana dispensary.

Glenda Atkinson, property owner expressed her concerns with the proposal of vacating the alley. She explained she and other concerned neighbors met with city staff on the issue. Glenda was concerned about not having access to the southern lot right off the alley. Tim explained that currently, the southern lot per city codes does not have direct access to a public street. And that the alley usage is not considered public access. Glenda explained to the board that the alley was used for accessing the southern lot. She explained how the alley has been used often for numerous years. Glenda added she is the owner of 3 commercial business lots close to the project and would prefer the continued use of the alley for future use. The alley was used for loading and unloading purposes.

City Manager Steve Rasmussen further discussed the Mo-Dot regulations for the proposed location and not allowing three entrances. There was mutual agreement from the board, city staff, and visitors on how this potentially affects the property owners.

Chairman O'Donnell inquired about the possibility on finding an agreeable solution. Mike suggested that if the city was willing to widen the existing entrance drive directly behind the current welding shop to allow access (easement) to the both lots,

“Would that work” he asked of Glenda. Glenda stated that she would have to check with her husband before providing an answer. The board and city staff thought this idea would solve the issue regarding direct public access to a public street requirement. Tim added that it would also make the lot more marketable for commercial usage.

Eugene Mapes expressed his concerns that the front of his home does not have any drive/parking access and he has always used the alley to get to his home and park any autos &/or trailers at his residence and without this alley way that would make it difficult to do so. City Manager Steve Rasmussen addressed the issue by suggesting to only vacate the alley to the west edge of the property line. By doing so, it should allow access for parking. Mark Garges inquired about adding a turnaround for Mr. Mapes. Mike asked City Manager if that would be something the City would be willing to do. Adding gravel for parking to accommodate Mr. Mapes for vacating the western portion of the alley. Steve mention that the City would have to check into the budget for the possibility of adding some gravel.

Chairman O’Donnell presented the board with two options for approval of the site plan. Option one was to approved the site plan with the contingency of making the correction on the setback, resubmitting the site plan with the new property boundaries, and with the property owners agreeing to the terms of the alley vacation. Option two is to postpone the site approval until the agreement is finalized with the new property boundaries, and the setback adjustment is corrected. Board member Stan Hendrix wanted to make sure the understood based on what information was presented the approval of the site plan was potentially not possible.

Tim Wymes wanted to inform the board that the developer is on a sensitive time line. Mike Harris from Bloom discussed that the project must be completed by August 30, 2021. City staff suggested demolition began next week. City Manager Steve Rasmussen also indicated to Mike Harris while there is a risk to demo next week regardless of the site plan approval.

The board all agreed to postpone the site approval and call a special meeting for April 20, 2021 after the City Council meeting scheduled for April 19, 2021. In between time the goal is to have an agreement in place with the property owners and have the approval of the alley from City Council.

Debbie Han made a motion that this topic will be continued to another special meeting on April 20th to hear what came from the April 19th City Council meetings decision; At which during the April 20th meeting any updates/corrections/ re-survey/

greenspace request/ property line adjustments/ etc. can be noted to the site plan for this Bloom project at this time, second by Tom Hamlet

On voice vote the motion carries as follows: aye – 8, nays -0, abstentions -0, absent -0.

Item 6: Other Matters

None at this time

Item 7: Adjourn

Stan Hendrix made a motion to adjourn' second by Tom Hamlet

On voice vote the motion carries as follows: aye – 8, nays -0, abstentions -0, absent -0.

Meeting adjourned at 7:49 pm

Next regular scheduled meeting of the Cameron Planning and Zoning is April 12th, 2021

Minutes submitted by:

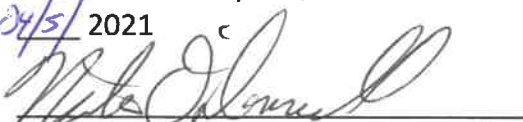
Lisa Wilson

Secretary Recorder

Cameron, Mo 64429

Minutes of the April 5, 2021 Cameron Planning and Zoning Commission approved on

04/5/ 2021



Chairman Mike O'Donnell