

CITY OF WILLARD  
PLANNING AND ZONING MINUTES

October 1, 2024

Staff present: Planning and Zoning Director: Mike Ruesch, Planning Assistant: Tammy Nephew, City Clerk: Janice Gargus

**Pledge of Allegiance**

Chairman Terry Kathcart led the The Pledge of Allegiance

**1. Call the meeting to order**

Chairman Kathcart called the meeting to order at 6:00 p.m.

**2. Roll Call**

Roll call conducted by the City Clerk Janice Gargus. Present: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker.

**3. Agenda Amendments/Agenda Approval**

Mike Ruesch asked to move item 13 to number 11. Motion made by Sam Baird to amend the agenda, seconded by Jeff LaMontia. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0.

**4. Approval of Minutes September 3, 2024**

Motion was made by Steve Cobb and seconded by David Keene to approve the minutes of September 3, 2024 Voting aye: Chairman Terry Kathcart, Alderman

David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0

## **5. Citizens Input**

None

## **6. Voting for New Planning and Zoning Chairperson, Vice-Chairperson and Secretary, term to end in April 2025**

Motion made by Valorie Simpson and seconded by Jeff LaMontia to appoint Terry Kathcart as Chairman. Voting aye: Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 9-0. Terry Kathcart abstained.

Motion made by Chairman Terry Kathcart and seconded by Steve Cobb to appoint David Keene as Vice-Chairman. Voting aye: Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker, Terry Kathcart. Alderman David Keene abstained. Motion carried 9-0 Alderman Keene abstained.

Motion made by Jeff LaMontia and seconded by Marianne Hill to appoint Valorie Simpson as secretary. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0

## **7. PUBLIC HEARING 400.190 VARIANCES Scriveners error: 400.190 should read 400.200 Variances**

Chairman Terry Kathcart opened the public hearing. Hearing no comments, the Chairman closed the public hearing

**8. 400.200 VARIANCES** Motion made by Valorie Simpson and seconded by Sam Baird to add the following: ***B.5 A variance for sign requirements in a R-1 Zone for schools. C.8 Signage is needed and deemed reasonable for the application.*** Voting aye: Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. motion carried 10-0

## **9. PUBLIC HEARING 400.470 UPDATE TO C-2 ZONING**

Chairman Terry Kathcart opened the public hearing. Hearing no comments, the Chairman closed the public hearing.

**10. 400.470 UPDATE TO C-2 ZONING** Motion made by Sam Baird and seconded by Gary Walker to remove ***Car wash from C-2 zoning***. Voting aye: Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0

## **11. PUBLIC HEARING 400.890 UPDATE R-1 Zoning**

Chairman Terry Kathcart opened the public hearing. Hearing no comments, the Chairman closed the public hearing.

**12. 400.890 UPDATE R-1** Motion made by Valorie Simpson seconded by David Keene to add ***400.890 C.5: Signage for schools including wall, illumination and pedestal signs not to exceed 40 sq ft***. Voting aye: Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0.

## **13. PUBLIC HEARING 400.480 UPDATE TO M-1 ZONING**

Chairman Terry Kathcart opened the public hearing. Hearing no comments, the Chairman closed the public hearing.

**14. 400.480 UPDATE TO M-1 ZONING** Motion made by Chairman Terry Kathcart seconded by Sam Baird to add ***400.480 A. 29 Personal Self Storage Facilities and A. 30 Car Wash***. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0

## **15. PUBLIC HEARING 400.510 MIXED USE**

Chairman Terry Kathcart opened the public hearing. Hearing no comments, the Chairman closed the public hearing.

**16. 400.510 MIXED USE** Motion made by Sam Baird, seconded by Jeff LaMontia to replace **400.510 Planned Development (PD)** with **400.510 MIXED USE (MU)**. Voting aye: Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0

**17. NEW BUSINESS**

Mike Ruesch spoke of up coming discussions: Transportation, parks and streets. Jackson Street is getting re-milled soon.

**18. OLD BUSINESS**

None

**19. ADJOURN**

Motion made by Valorie Simpson, seconded by Aldermen Keene to adjourn @ 6.55 P.M. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman, Jeff LaMontia, Gary Walker. Motion carried 10-0

Submitted by Valorie Simpson, Secretary

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Terry Kathcart, Chairman

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Valorie Simpson, Secretary



Janice Gargus, City Clerk