

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
April 28, 2014
7:00 P.M.

Staff present: City Administrator, J. Everett Mitchell; Director of Development, Randy Brown and City Clerk, Dale Duvall

Meeting opened by Vice-Chairman Adam Shelledy at 7:01

Roll Call

Present: David Helton, Valorie Simpson, Adam Shelledy, Mayor Corey Hendrickson and Alderman David Larimore. Not present: Lucille Murray and Terry Kathcart.

Approval of Agenda

Motion was made by Valorie Simpson to approve the agenda with a second by Adam Shelledy. Motion carried with a vote 5-0. Voting Aye: David Helton, Valorie Simpson, Adam Shelledy, Mayor Hendrickson and Alderman Larimore.

Introduction of new members

Dale Duvall introduced the new Mayor Hendrickson and Alderman Larimore. Mr. Kathcart is out of town and could not make the meeting.

Election of Officers

Motion made by Valorie Simpson to nominate David Helton as President. Mr. Helton declined the nomination and motioned for Adam Shelledy as President with a second by Valorie Simpson. Motion carried with a vote of 5-0. Voting Aye: David Helton, Valorie Simpson, Adam Shelledy, Mayor Hendrickson and Alderman Larimore.

Motion made by Valorie Simpson to nominate Lucille Murray as Vice-President with a second by Adam Shelledy. Motion carried with a vote of 5-0. Voting Aye: David Helton, Valorie Simpson, Adam Shelledy, Mayor Hendrickson and Alderman Larimore.

Motion made by David Helton to nominate Valorie Simpson as Secretary with a second by Adam Shelledy. Motion carried with a vote of 5-0. Voting Aye: David Helton, Valorie Simpson, Adam Shelledy, Mayor Hendrickson and Alderman Larimore.

Approval of Minutes

Motion made by Valorie Simpson to approve the minutes of August 26, 2014 with a second by Adam Shelledy. Motion carried with a vote of 3 with 2 abstaining. Voting Aye: David Helton, Valorie Simpson and Adam Shelledy. Abstaining from vote: Alderman Larimore and Mayor Hendrickson because they were not on the board at that time.

Citizen Input

None

Old Business

Randy Brown brought the board up to date on the apartment complex by the police station and the new Dollar General.

He also discussed the process of annexation of the right-of-way to the Meadows and a 52 acre development north of the Meadows water tower that will consist of 100 lots and 13-3 acre lot. Discussion followed with board members pertaining to Meadows sewer lagoon and the ability to hook up to Springfield sewer in the area. Alderman Larimore spoke about concern with the lagoon and its compliance with Department of

Natural Resources (DNR) and Clean Water Act. Randy spoke that DNR is an enforcement agency and that in order for them to mandate sewer hook up, the lagoons would have to fail. The lagoon is in good shape with fish living in it. There were some questions pertaining to lagoon capacity. Randy will be looking into capacity.

Discussed possible future development of land by the Junction Café (Hwy 160/ Hwy 123).

Randy talked about the water wells in the Meadows, the City and Greene Hills Golf Course and having a good water supply. In order for the City to grow in both areas (Hwy EE/Hwy AB and Hwy 160/Hwy 123) there will be a need to expand the sewer system. The City has started working on a Master Plan for waste water. Any property that can get sewer will then be able to develop.

New Business

Dale Duvall handed out information to board members pertaining to Section 400.160 of the City of Willard, Planning and Development, Land Development Regulations for their review. She will be sending out an updated list of all members.

Randy Brown discussed the need to update the City of Willard's Comprehensive Plan. He passed out a time-line to the board. He mentioned that he has \$7,500 in his budget that can be used as needed for updating.

Adjourn meeting

David Helton made the motion to adjourn meeting with a second by Valorie Simpson. Motion carried with a vote of 5-0. Voting Aye: David Helton, Valorie Simpson, Adam Shelledy, Mayor Hendrickson and Alderman Larimore.

Meeting adjourned at 7:55 P.M.

Minutes submitted by Valorie Simpson

Secretary Valorie Simpson

J. Everett Mitchell, City Administrator