

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
February 28, 2023
7:00 P.M.

Staff present: Interim City Administrator, Steve Bodenhamer; City Planner, Scott Hayes; and City Clerk, Dona Slater

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase.

Meeting opened by Chairman Terry Kathcart at 7:00 P.M.

Roll Call

Present: Jose Casanova, Valorie Simpson, Terry Kathcart, Derrick Estell, and Mayor Samuel Snider. Absent: Jeff LaMontia, Burnis Coleman, and Alderman Sam Baird.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Jose Casanova to approve the Agenda with the addition of re-approval of the Preliminary Plat for Stone Creek Phase 2 and 3 added.

Motion carried with a vote of 5-0. Voting aye: Jose Casanova, Valorie Simpson, Terry Kathcart, Mayor Snider, and Derrick Estell.

Approval of the Minutes from the Meeting December 15, 2022.

Motion was made by Derrick Estell and seconded by Terry Kathcart to approve the Minutes from the Special Session held on January 5, 2023.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Jose Casanova, Valorie Simpson, Terry Kathcart, and Mayor Snider.

Citizen Input.

None.

Re-Approval of Preliminary Plat for Stone Creek Phase II & III, Discussion/Vote

Mr. Hayes said that the preliminary plat for Stone Creek Phase II & III was approved in 2020. City Code section 400.1090 states “the approval of the preliminary plat shall be effective for a period of twelve (12) months”.

Motion was made by Terry Kathcart and seconded by Valerie Simpson to re-approve the Preliminary Plat for Stone Creek Phase II & III.

Motion carried with a vote of 5-0. Voting aye: Jose Casanova, Derrick Estell, Valorie Simpson, Terry Kathcart, and Mayor Snider.

Approval of Final Plat and Development Plan for Stone Creek Phase 2 Subdivision, Discussion/Vote

Mr. Hayes gave a presentation and report explaining the changes to the final plat. Mr. Haase would like to rename the subdivision from Stone Creek Phase II & III to Stone Creek Phase 2.

Ms. Simpson asked if the sidewalk situation had been worked out. Mr. Haase said he can put in the sidewalks or the builder can, they are still negotiating. Mr. Hayes stated that there have been discussions that Mr. Haase could place a fee of \$16,500 in escrow in lieu of placing sidewalks that may lead to nowhere. These funds can then be used by the City for pedestrian improvements. Mayor Snider is concerned about what will hold the builders/purchasers of the lots to place the sidewalks. Mr. Haase said they will be put on time constraints to get the sidewalks placed in four (4) to six (6) weeks. Mr. Haase has a letter of credit that will end in June. It will be Mr. Haase’s obligation to build sidewalks on any unsold lots.

Mayor Snider asked about streetlights. Mr. Hayes said they are already in.

Mr. Haase said he will mow until 60% of the homes are completed. The subdivision is disclosed as an HOA.

Motion was made by Derrick Estell and seconded by Valorie Simpson to approve the Final Plat and Development Plan for Stone Creek Phase 2 Subdivision.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Mayor Snider, Terry Kathcart, Valorie Simpson, and Jose Casanova.

New Business.

Mr. Kathcart said he understands that Ordinances need updated and the staff are working on the wording for the updates. Section 400 of the Municipal Code needs to be updated as well. Mr. Bodenhamer said we should look at other 4th class cities and their wording on Codes before re-writing ours. We can ask General Code for models. Mr. Kathcart said we might entertain establishing a committee to help with the Codes. Mr. Bodenhamer suggested that as a person finds an issue with a section of Code they make notes.

Unfinished Business.

Mr. Kathcart asked about the status on Generations Village. Mr. Hayes said they are still working on resubmittals and will get it to Cochran for a final look over.

Mr. Hayes has spoken with Matt Kelly regarding ATM Square and has been brought copies of the preliminary plat. He said the preliminary plat has never been formally approved. Ms. Simpson said the plat was brought before the P&Z Commission but was tabled and never brought back. Mr. Hayes said it needs a flood plain revision and then brought back before the Commission. Mr. Bodenhamer said we need a preliminary plat with a caveat for approval. We must be provided with a document from FEMA that the flood plain has been redefined.

Mr. Hayes said Gauge Crossing is ready to be issued building permits.

Adjourn.

Motion was made by Terry Kathcart and seconded by Jose Casanova to Adjourn.

Motion carried with a vote of 5-0. Voting aye: Jose Casanova, Valorie Simpson, Terry Kathcart, Mayor Snider, and Derrick Estell.

Meeting Adjourned at 8:15 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman