

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
February 22, 2022
7:00 P.M.

Staff present: Director of Development, Randy Brown; and, City Clerk, Jennifer Rowe.

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase, John Cothran, Traci Cothran, and Andrew Craighead.

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

Roll Call

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider. Absent: Jose Casanova, Mike McCroskey and Burnis Coleman

Approval of Agenda

Motion was made by Alderman Baird with a second by Terry Kathcart to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Approval of the Minutes from the Meeting November 23, 2021.

Motion was made by Valorie Simpson and seconded by Alderman Baird to approve the Minutes from the Meeting November 23, 2021. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Citizen Input.

None.

Public Hearing on the Rezoning request from Andrew Craighead.

Mayor Snider opened the Public Hearing on the Rezoning request from Andrew Craighead at 7:05 p.m. No citizens wished to speak so the Public Hearing was closed at 7:06 p.m.

Discussion/Vote on the Rezoning request from Andrew Craighead.

Director of Development Randy Brown discussed the rezoning request. Discussion was made on Mr. Craighead's intentions to build a Repair garage for heavy equipment and large trucks. Mr. Brown stated the property was currently zoned C-2, however, this type of business would need to be in M-1 Zoning. So this rezoning request was presented. Discussion was then made on the 160 Corridor requirements and the sketches presented for ideas for the building layout. Discussion was then made on natural buffers for the trail along the back. Mr. Craighead informed the Commission he was having the property re-surveyed by Anderson to run water lines and get everything done accurately. Motion was made by Alderman Baird and seconded by Jeff LaMontia to approve the rezoning request for Andrew Craighead. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Discussion/Vote on Re-Plat/Lot Split for Kim Haase.

Mr. Brown discussed the Re-Plat/Lot Split request from Kim Haase. Discussion was made on the property. Mr. Haase stated that he was currently allowing Tanners Autobody to use the garage located on this piece of his lot to store parts. He would like to split .76 acres off that has the garage on it and be able to sell that to Tanners for their continued use. Discussion was made on the traffic on Rocky Lane, and the issues with cars being hit and rocks being thrown. Discussion was also made on bus traffic through there. Mr. Brown stated that there was currently a 30 foot Ingress/Egress fire lane that was put in when Osage did not go all the way through. However, Lot 4 has a road completed around it with a dedicated Fire Lane. This will allow the 30 Foot Ingress/Egress along this area to be

removed. Discussion was made on potential impacts to Lots 4&5 with the number of residences for the size of the lot if this part was removed. Mr. Brown said it would not be a problem.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the Re-Plat/Lot Split for Kim Haase. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

New Business.

Mr. Brown updated the Commission on the status of Generations Village. He also informed them that there were discussions about potential changes to the lot at AB and 160.

Unfinished Business.

Alderman Baird asked if there was any update on the Stor-Mor business. Mr. Brown stated that there was nothing new so far.

Adjourn.

Motion was made by Alderman Baird and seconded by Valorie Simpson to adjourn. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Meeting adjourned at 7:36 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman