

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
November 23, 2021
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.

New Business.

Mr. Brown updated the Commission on a Heavy Equipment Truck Repair garage possibly being built on Roscoe Killingsworths lot.

He also informed them that he received a request for water at Farm Road 94 and Haven. There are 42 acres they want to split into 3 tracts.

Terry Kathcart asked if there were any objections to a letter of support for Generations Village. Motion was made by Alderman Baird with a second by Jeff LaMontia to have the Clerk draft a letter if one was not already done. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Unfinished Business.

Alderman Baird stated that he spoke with Chet Cornelison who stated he never received the list of conditions for his Conditional Use permit. He would like to see that information given to the individual making the request first to have them review.

Adjourn.

Motion was made by Valorie Simpson and seconded by Terry Kathcart 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 8:06 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman