

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
October 26, 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: Chet Cornelison, Amy Cornelison and Connie Conduct.

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

Roll Call

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

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 7-0. Voting aye: Jose Casanova, Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider

Approval of the Minutes from the Meeting August 24, 2021.

Motion was made by Valorie Simpson and seconded by Alderman Baird to approve the Minutes from the Meeting August 24, 2021. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider

Citizen Input.

None.

Public Hearing on Conditional Use Permit for Chet Cornelison.

Mayor Snider opened the Public Hearing on the Conditional Use Permit for Chet Cornelison at 7:01 p.m. No citizens wished to speak so Mayor Snider closed the Public Hearing at 7:02 p.m.

Discussion/Vote on Conditional Use Permit for Chet Cornelison.

Director of Development Randy Brown outlined the request for the Conditional Use Permit. Discussion was made on short term rentals and current code. Discussion was made on rental limits and other potential restrictions. The Commission stated that there was no fee schedule for renewing Conditional Use Permits so renewing the business license and reviewing this in one year from the date of opening would be a good idea. If all is well, the Commission agreed that the review process could be extended for 3-5 years in between.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the Conditional Use Permit for Chet Cornelison with the terms below. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider

1. **The owner of a short-term rental shall not rent the unit for receptions, parties, weddings or similar events.**
2. **The owner shall not rent the unit for more than 30 consecutive days.**
3. **The owner shall apply for renewal of the business license annually.**
4. **The owner shall conspicuously in the unit post the following information.**
 - a. **Name & Contact information of the person responsible for day-to-day operations.**
 - b. **The Certificate of Occupancy and Business License.**
 - c. **The restrictions on noise levels in accordance with Willard Municipal Code 400.1530**
 - d. **Any applicable parking restrictions.**

e. **Trash collection schedule.**

Discussion on Stor-Mor Portable Buildings.

Mr. Brown informed the Commission that an individual had approached him about putting Stor-Mor Portable building business in the 160 Corridor near the Police Department. Discussion was made on restrictions and the code. The Commission stated they were in favor as long as the rules within the 160 Corridor with the façade and appearance were followed.

New Business.

None.

Unfinished Business.

Mr. Brown updated the Commission on the ATM Square plans.

Adjourn.

Motion was made by Burnis Coleman and seconded by Jose Casanova to adjourn. Motion carried with a vote of 6-1. Voting aye: Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider. Voting nay: Jose Casanova.

Meeting adjourned at 8:12 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman