

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
August 24, 2021
7:00 P.M.

Staff present: City Administrator, Brad Gray; 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 June 22, 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.

Mr. Gray stated that his request would be to table this item after some discussion due to a few issues needing worked out before approval. He then discussed the CCR's with changes needed, placement of fill around the development, Sanitary Sewer line and water capacity, and the floodplain. Discussion was made on widening Watson to account for the increased traffic to 31 feet instead of leaving it at 29 feet.

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.**

New Business.

None.

Unfinished Business.

Mr. Gray informed the Commission that the extra maps in front of them were showing what areas of the fill dirt that needed to be moved within ATM Commercial Phase 3. This was due to it being within the floodplain. They would be adding erosion control to that area as well.

Mr. Kathcart stated he was ready to move this along and get more Commercial business within Willard. Mr. Kelley then stated that the City has been wonderful to work with and he appreciates all of the help. He will make sure and get the floodplain area corrected.

Adjourn.

Motion was made by Terry Kathcart and seconded by Valorie Simpson to adjourn. Motion carried with a vote of 5-0.

Voting aye: Mayor Snider, Jeff LaMontia, Valorie Simpson, Terry Kathcart and Alderman Baird

Meeting adjourned at 7:23 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman