

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
November 24, 2020
7:00 P.M.

Staff present: City Administrator, Brad Gray; Planning Assistant, Abigail Brixey; and, Director of Development, Randy Brown.

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase, Sam, Glenn and Linda Cunningham, Cal Livgren, Keith and Vaunda Logan, Greg Whitlock and Mark Blair.

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

Roll Call

Present: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Jose Casanova to approve the Agenda. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Approval of the Minutes from the Meeting October 27, 2020.

Motion was made by Mike McCroskey with a second by Terry Kathcart to approve the Minutes from the October 27, 2020 Meeting. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Citizen Input.

Cal Livgren, 421 Hughes Road, stated that the sewer line was redone along Hughes through the Keltner's property, but there is a need for a street patch between Mark Street and Miller Road.

Public Hearing for Stone Creek Phase 2 & 3 Preliminary Planned Development.

Mayor Hendrickson opened the public hearing for Stone Creek Phase 2 & 3 Preliminary Planned Development at 7:08 p.m.

Keith Logan: 420 Hughes Road, asked if the traffic count as looked at. Mayor Hendrickson stated that it was, but the numbers were not ready to be published yet.

Cal Livgren, 421 Hughes Road, discussed the street name confusion with Hughes and FR 101. He hopes there will not be an address change. He also has concern with an area Mr. Brown identified as becoming Phase 4 of the development. He is on a well and septic and asked if he would be required to connect to the City system. Mr. Brown discussed past experience where the City did not force connection. Mr. Livgren also stated that he has a road easement on his property that he is currently utilizing for parking and storage.

No other citizens wished to speak so Mayor Hendrickson closed the public hearing at 7:18 p.m.

Discussion/Vote on Stone Creek Phase 2 & 3 Preliminary Planned Development.

Mr. Brown discussed the issues that were worked out during a meeting with the Developers and Engineers. He stated that 5 lots have been given up for storm water/floodplain, Lot 1 has a drainage easement, and place a sidewalk along Hughes. Mr. Brown said the Developer is wanting to final plat Phase 2 and staff recommends approval to move forward. Valorie Simpson asked what other issues there were. Mr. Brown stated that the Right-of-Way and Sidewalk, plus Phase 3 and 4 will have water coming from Farm Road 94 with a developer agreement. Motion was made by Valorie Simpson and seconded by Jose Casanova to approve Stone Creek Phase 2 and 3 Preliminary

Planned Development and Preliminary Plat. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Public Hearing for text amendments to the Land Development Regulations Ch. 400, regarding Conditional Use.

Mayor Hendrickson opened the Public Hearing on text amendments to the Land Development Regulations Ch. 400 regarding Conditional Use at 7:25 p.m.

No citizens wished to speak so Mayor Hendrickson closed the Public Hearing at 7:26 p.m.

Discussion/Vote on text amendments to the Land Development Regulations Ch. 400 regarding Conditional Use.

Mr. Gray stated that Staff supports this development and requests permission to move forward. Discussion was made on possible stubbed roads for future development out of this area. Discussion was also made on the potential of patio homes in place of duplexes. Mr. Rasmussen stated he would bring back home sizes and characters of the homes being proposed during the Preliminary stage. This sketch plan stage was to gather feedback to take to the developer. Mr. Kathcart stated that in Deerfield, the Apartments and Duplexes near did not affect property values at all. Mr. Rasmussen stated that the Covenants and Restrictions will be in place to protect the properties and surrounding properties, ensuring that proper maintenance is required on all lots including R-2.

Motion was made by Burnis Coleman and seconded by Valorie Simpson to approve the Hoffman Hills Planned Development Sketch Plan. Motion carried with a vote of 7-0. Voting aye: Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

New Business.

Director of Development Randy Brown updated the Commission on a Trinity Housing Development being proposed, West Ridge, Caterbury Estates, Gauge Crossing and CMH.

Unfinished Business.

None.

Adjourn.

Motion was made by Burnis Coleman and seconded by Valorie Simpson to adjourn. Motion carried with a vote of 7-0. Voting aye: Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 8:34 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman