

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
August 25, 2020
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase and associate.

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

Roll Call

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Not Present: Jose Casanova, Burnis Coleman and Mike McCroskey.

Approval of Agenda

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

Approval of the Minutes from the Meeting July 28, 2020.

Motion was made by Mayor Hendrickson with a second by Alderman Whitman to approve the Minutes from the June 23, 2020 Meeting. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Citizen Input.

None.

Discussion on Stone Creek Phase 2.

Director of Development Randy Brown discussed Stone Creek Subdivision. Discussion was made on the original plat approved in 2008 with Phase 1. He stated that Phase 2 would incorporate 34 lots.

Discussion/Vote to accept the Final Plat for Gauge Crossing.

Mr. Brown discussed the final plat. Discussion was made on the list of items that still need to be complete before the subdivision is finished. Discussion was then made on a letter of credit offered by Mr. Kelley to ensure items get completed. Motion was made by Valorie Simpson with a second by Mike McCroskey to accept the Final Plat for Gauge Crossing contingent on the following: Grading will be complete on the lots as homes are built, the old 6" water line will be retired, the CCR's will be worked out between the Attorneys and finished, Box Culverts will be placed under New Melville once they are received and Stormwater Swell will be completed. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote to accept the Final Plat for North Meadows Subdivision.

Mr. Brown introduced Derek Lee from Lee Engineering. He stated there were no really big items on the list to be completed still, except the CCR's that were still being looked at by the Attorney. Our Attorney was currently awaiting a response from the Developers Attorney on them. Discussion was made on the items that did still need to be completed. Mr. Brown stated that Mr. Turner did not want to give a letter of credit for those items, and was fine waiting for final approval until it was all done. He said they were looking at changing the name to Canterbury Estates and the road to Canterbury as well, but nothing had been received with those official changes yet. Discussion was made on the trail and the changes that needed to happen there. Mr. Lee stated that all of the changes should easily be done in the next few weeks. City Administrator Brad Gray recommended approving the Final Plat

contingent upon the work being done as there were issues with not having enough members for the Commission after this meeting and he was unsure when we would be able to meet again.

Motion was made by Valorie Simpson with a second by Alderman Whitman to approve the Final Plat for North Meadows Subdivision contingent on the following: Dirt Piles will be maintainable and able to brush hog during construction, Grading will be completed, CCR's will be worked out between the Attorneys and finalized, Meter Pits will be cleaned out and ready, the Trail will have more mulch brought in and made nicer, and the official name changes will be brought to the City on the Final Plat. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

New Business.

Mr. Brown updated the Commission on the West Ridge Subdivision.

Unfinished Business.

Mr. Brown updated the Commission on CMH moving forward with design plans and the Miller Road project.

Adjourn.

Motion was made by Terry Kathcart and seconded by David Helton to adjourn. Motion carried with a vote of 6-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Mike McCroskey, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 7:51 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman