

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

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

City Attorney Ken Reynolds was not present.

Citizens present: Martin Gugel and Karl Borchardt.

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

Roll Call

Present: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, 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 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Approval of the Minutes from the Meeting February 25, 2020.

Motion was made by Valorie Simpson with a second by Pat Lloyd to approve the Minutes from the February 25, 2020 Meeting. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Citizen Input.

None.

Public Hearing for changes to the Land Development Regulations: Chapter 400.

Mayor Hendrickson opened the Public Hearing for changes to the Land Development Regulations: Chapter 400. No citizens wished to speak, so Mayor Hendrickson closed the Public Hearing.

Discussion/Vote on changes to the Land Development Regulations: Chapter 400.

a. Signs:

Mr. Brown discussed the update for the sign code. Discussion was made on limitations with the new code. Mr. Brown requested that this topic be tabled until more information can be brought back to define animation, request review by Board/City, and the size. Motion was made by Valorie Simpson and seconded by Jose Casanova to table the changes for the Sign code. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

b. Sidewalks:

Mr. Brown informed the Commission of the need for updates with the Sidewalks with ADA Compliance. Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the changes to the Sidewalk Code. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

c. Cul-de-Sac:

Mr. Brown discussed the current 40 foot radius and need to update the detail for the Fire Department. Motion was made by Terry Kathcart and seconded by David Helton to approve the changes to the Cul-de-Sac code. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote on Lot Combination for Martin Gugel.

Mr. Gugel gave the background on the lots and future plans to add a detached garage on the subject Lot 26. Discussion was made on the ownership and maintenance of the property. Motion was made by Jose Casanova and seconded by Valorie Simpson to approve the Lot Combination for Martin Gugel. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Public Hearing for the Annexation for Joyce Borchardt at 3151 N State Highway AB.

Mayor Hendrickson opened the Public Hearing for the Annexation for Joyce Borchardt at 3151 N State Highway AB. No citizens wished to speak, so Mayor Hendrickson closed the Public Hearing.

Discussion/Vote on the Annexation for Joyce Borchardt at 3151 N State Highway AB.

Motion was made by Mayor Hendrickson and seconded by Jose Casanova to approve the Annexation request for Joyce Borchardt for 3151 N State Highway AB. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote on Gauge Crossing Planning Development.

Director of Development Randy Brown discussed the request of changing the side yard setback from 10 feet to 6 feet because the builder would like to add the garages to the house instead of having driveways on the side of the house with detached garages in the backyards. Discussion was made on the design concepts, exterior of the homes, signs and HOA. Mr. Brown stated that the HOA Covenants and Restrictions will have verbiage about maintaining greenspace/Detention so it will not become City responsibility. Mr. Gray stated that the changes to this Planned Development are decreased setback, increased square footage of homes, and increase of the greenspace. Mr Brown also informed the Commission that Matt Kelley was conducting flood planning on New Melville Road, adding in box culverts that would cost around \$30,000-\$40,000, plus 800 feet of cast iron water line replacement, which would cost him an additional \$30,000-\$40,000. Motion was made by Mayor Hendrickson and seconded by Jose Casanova to approve the Planned Development changes contingent on information being provided by the Developers engineer that will ensure the side yard setback reduction will be a positive addition of green space. Motion carried with a vote of 6-1. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Voting nay: Valorie Simpson.

This information will be provided to the Board of Aldermen with the Planning and Zoning recommendation of approval.

New Business.

Terry Kathcart handed out a paper on minimum standards request with a Developer is setting up an HOA. Discussion was made on the City Codes, greenspace, and the legality of requiring verbiage.

Unfinished Business.

None.

Adjourn.

Motion was made by Mayor Hendrickson and seconded by Jose Casanova to adjourn. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 8:20 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

