

CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING  
REGULAR MEETING  
July 23, 2019  
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Jeremy Bumgarner, Cary Gudde, Wynne Seyl Jacobs, Terry McKee, Derek Lee, and Larry Jonsen.

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

Mayor Hendrickson led the pledge of allegiance.

**Roll Call**

Present: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

**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 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

**Approval of the Minutes from the Meeting June 25, 2019.**

Motion was made by Mayor Hendrickson and seconded by Jose Casanova to approve the Minutes from the June 25, 2019 Meeting. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

**Citizen Input.**

None.

**Public Hearing for Robertson Estates Phase 2 Preliminary Plat and Development Plan.**

Derek Lee, of Lee Engineering, stated he was here as Engineer for the Robertson Estates project. He discussed the stormwater calculations and stated there is a 9% reduction in flow on the East side property and a 30% reduction on the West side of the property. Discussion was then made on lots 32 and 33 and the private drive. He stated the HOA will be responsible for maintaining all easements and the property lines will designate who is responsible for what maintenance.

**Discussion/Vote for Robertson Estates Phase 2 Preliminary Plat and Development Plan.**

Discussion was made on the street width and the access for Fire and emergency vehicles. Jeremy Bumgarner, Willard Fire, discussed the width needed for their largest vehicle and what requirements the Fire Department has for streets and Cul-de-sacs.

Discussion was then made on lots 32 and 33 again and ensuring that there is no parking allowed on the private drive to allow access to emergency vehicles. It will remain a fire lane.

Motion was made by Mayor Hendrickson and seconded by Terry Kathcart to approve Robertson Estates Phase 2 Preliminary Plat and Development Plan. Motion carried with a vote of 5-0. Voting aye: James McKee, David Helton, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Jose Casanova, Valorie Simpson, and Pat Lloyd abstained.

**Discussion/Vote for West Ridge Preliminary Plat.**

Director of Development Randy Brown discussed the Preliminary Plat. Discussion was made on the design standards and construction plans. Discussion was then made on the street layout. Motion was made by Mayor Hendrickson and seconded by Valorie Simpson to approve the West Ridge Preliminary Plat. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd. James McKee abstained.

**Resolution adopting the 2019 Comprehensive Plan.**

City Administrator Brad Gray stated this was just a formality. The Plan was adopted at the June P&Z Meeting, but we needed to get a Resolution signed.

Motion was made by David Helton and seconded by Valorie Simpson to approve the 2019 Comprehensive Plan. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Pat Lloyd abstained.

**Discussion/Vote on Proctor Road Lot Split for Right-of-Way.**

Director of Development Randy Brown discussed the lot split request. Discussion was made on the Right-of-Way and the requirement to create a new lot with the surveying of the right-of-way. Mr. Brown stated that staff is still waiting on the official final plat with signature lines, but the map in front of them is what the Final Plat will be. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

**New Business.**

Mr. Gray informed the Commission that staff will be bringing recommendations for code changes to adopt the Medical Marijuana legislation passed at the State level at the next meeting. Discussion was made on the requirements and potential for Willard.

**Unfinished Business.**

Discussion was made on the status of code changes for residential lots within Willard. Mr. Brown stated that staff was still researching and would be bringing several changes in the near future.

**Adjourn.**

Motion was made by Terry Kathcart and seconded by Jose Casanova to adjourn. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Meeting adjourned at 7:36 p.m.

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Valorie Simpson, Secretary

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Terry Kathcart, Chairman