

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
June 25, 2019
7:00 P.M.

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

City Attorney Ken Reynolds was present.

Citizens present: Tina Horn, Bob Horn, Katie Gaspard, Brandon Jenson, Chris Cox, Lou Ann Cox, Kim Haase, Jeremy Bumgarner, Cary Gudde, Dan Jacobs, Derek Lee (Lee Engineering), Stephen Brabo and Brandi Brabo.

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 Mayor Hendrickson with a second by Alderman Whitman 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 February 26, 2019, Work Study May 9, 2019 and Meeting May 28, 2019.

Terry Kathcart stated that the Mayor had led the pledge during the February 26th meeting, not himself. However, it was ok to leave it. Motion was made by Mayor Hendrickson and seconded by Terry Kathcart to approve the Minutes from the February 26, 2019 Meeting. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Pat Lloyd. Mayor Hendrickson abstained.

Motion was made by Valorie Simpson and seconded by Mayor Hendrickson to approve the Work Study minutes from May 9, 2019. 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.

Motion was made by Alderman Whitman and seconded by Jose Casanova to approve the Minutes from the Meeting on May 28, 2019. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd. Valorie Simpson abstained.

Citizen Input.

Bob Horn, 8057 Farm Road 100, wanted to express his appreciation for getting to serve. However, he felt his resignation was forced. He stated that the Commission was not in compliance with the code during the February, April, May and July of 2018 Meetings.

Discussion/Vote to appoint Chairman, Vice-Chairman and Secretary.

Valorie Simpson nominated Terry Kathcart to serve as Chairman. Motion was made by Valorie Simpson and seconded by Jose Casanova to appoint Terry Kathcart as Chairman. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Alderman Whitman, Mayor Hendrickson and Pat Lloyd. Terry Kathcart abstained.

Terry Kathcart nominated Jose Casanova as Vice-Chairman. Motion was made by Terry Kathcart and seconded by Valorie Simpson to appoint Jose Casanova as Vice-Chairman. Motion carried with a vote of 7-0. Voting aye: James

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

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

Public Hearing for 2019 Comprehensive Plan.

City Attorney Ken Reynolds opened the Public Hearing at 7:13 p.m. for the 2019 Comprehensive Plan.

Bob Horn discussed his issues with the Code, to include the Enforcement of Codes, soft touch approach, annexation and wells. He suggests that it be reviewed again.

No other citizens wished to speak, so Attorney Reynolds closed the public hearing at 7:18 p.m.

Discussion/Vote to adopt the 2019 Comprehensive Plan.

City Administrator Brad Gray discussed the timeline used for the plan. Brandon Jenson (SMCOG) discussed public comments and the process and feedback received. Discussion was made on items to considered changing. He felt there was good feedback in our Community and a good representation.

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 to accept the Longview Subdivision Sewer Relocation and Easement.

Director of Development Randy Brown discussed the easement. Discussion was made on the issues and the reason for the request. Motion was made by Pat Lloyd and seconded by Mayor Hendrickson to accept the Longview Subdivision Sewer Relocation and Easement. 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.

Public Hearing for Robertson Estates Phase 2 Sketch Plan.

City Attorney Ken Reynolds opened the public hearing for the Robertson Estates Phase 2 Sketch Plan at 7:43 p.m.

Dan Jacobs, 213 Lynne Drive, discussed detention and storm water, private drive, and the maintenance of the property. Stephen Brabo, 208 Lynne Drive, stated that storm water was a very big problem for the area.

Derek Lee, Engineer for the project, stated that the water that is causing them problems is coming from across Farmer. The storm water from the south that is adding to the problem will have its own diversion and detention.

Chris Cox, 310 Willey, would like to make it clear there are flooding issues on his property.

No other citizens wished to speak so Attorney Reynolds closed the public hearing at 7:58 p.m.

Discussion/Vote for Robertson Estates Phase 2 Sketch Plan.

Derek Lee, Engineer for the project, discussed the storm water. Mr. Brown then discussed the current and preliminary maps. Mr. Lee reiterated that the stormwater from the south will have its own diversion and detention, and the plans will be reviewed by a City Engineer.

Mr. Gray discussed the sewer line rerouting and the relief to the pressure on that line that serves Lynne Drive.

Discussion was then made on the cul-de-sac length and an access easement.

Motion was made by David Helton and seconded by Jose Casanova to approve the Robertson Estates Phase 2 Sketch 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 for Northbrooke Lot 4 and 5 Replat.

Mr. Brown discussed the replat for Northbrooke being proposed. Discussion was made on the lot size and proposed plans. This replat would make lot 5 a full 2 acres which would be large enough for the proposed plan of a 24-unit building.

Motion was made by James McKee and seconded by Valorie Simpson to approve the Northbrooke Lot 4 and 5 Replat. 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.

Attorney Reynolds stated that while the Commission was non-compliant with City Code in early 2018 as Mr. Horn stated, they were legally OK.

Unfinished Business.

Mr. Brown discussed West Ridge subdivision on Farm Road 68. Discussion was made on the original plans that were all approved through the Commission and the Board. Discussion was then made on requirement changes for the development to match current code. Motion was made by Pat Lloyd and seconded by Valorie Simpson to approve West Ridge moving forward with updating their design standards, development plan, Covenants and Restrictions, and then bring a Final Plat with Covenants and Restrictions back to Planning and Zoning without needing to re-accomplish all of the previous steps. 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.

Adjourn.

Motion was made by Pat Lloyd 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 8:38 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman