

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
JANUARY 22, 2019
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 present.

Citizens present: Tina Horn, Jeremy Bumgarner, Ed Porterfield, Gail Farmer, Barbara Farmer, B.J. Vernon, Lodi Vernon, Cary Swadley & Matt Kelley.

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

Terry Kathcart led the pledge of allegiance.

Roll Call

Present: David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Jose Casanova. Mayor Hendrickson was absent.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Bob Horn to approve the Agenda. Motion carried with a vote of 6-0. Voting aye: David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Jose Casanova.

Approval of minutes from December 18, 2018 Meeting.

Motion was made by Alderman Whitman with a second by Bob Horn to approve the Minutes from the December 18, 2018 Planning and Zoning Meeting. Motion carried with a vote of 6-0. Voting aye: David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Jose Casanova.

Citizens Input

None.

Public Hearing on the Preliminary Planned Development of ATM Square.

Chairman Terry Kathcart opened the public hearing for the Preliminary Planned Development of ATM Square at 7:03 p.m. No citizens wished to speak so the public hearing was closed at 7:04 p.m.

Discussion/Vote on the Preliminary Planned Development of ATM Square.

Discussion was made on the road width, home size and green space requirements. Discussion was also made on Covenants and Restriction. Mr. Brown discussed the developers plan being required, and discussion was made on what should be included in the plan. Motion was made by Terry Kathcart with a second by Jose Casanova to table the discussion until more information could be provided. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Bob Horn, David Helton, Valorie Simpsons, Terry Kathcart and Alderman Whitman.

Public Hearing on the Rezoning request for S. Miller Road parcel 880726402052 from R-3 to C-2.

Chairman Terry Kathcart opened the public hearing for the rezoning request for S. Miller Road parcel 880726402052 at 7:18 p.m. No citizens wished to speak so the public hearing was closed at 7:19 p.m.

Discussion/Vote to approve the Rezoning request for S. Miller Road parcel 880726402052 from R-3 to C-2.

Discussion was made on the location of the property and rezoning request. Motion was made by Davide Helton with a second by Valorie Simpson to approve the Rezoning request for S. Miller Road parcel 880726402052 from R-3 to

C-2. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Bob Horn, Valorie Simpson, Terry Kathcart and Alderman Whitman.

Discussion on proposed Corridor requirements outlined by Bob Horn.

Discussion was made on the 160 Corridor permitted uses, temporary uses, signage, landscaping and structures within the Corridor. The Commission requested that staff review and bring back ideas for changes to the current code.

New Business

None.

Unfinished Business

Discussion was made on policing the non-conforming Willard properties for the standards that are required of new construction. Mr. Gray outlined the steps taken when a property or issue is reported and discussed the Keep Willard Clean initiative.

Adjourn Meeting

Motion was made by Bob Horn and a second by Valorie Simpson to adjourn. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Bob Horn, Valorie Simpson, Terry Kathcart and Alderman Whitman.

Meeting adjourned at 7:40 P.M.

Valorie Simpson, Secretary

Terry Kathcart, Chairman