

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:

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.

City Administrator Brad Gray introduced Matt Kelley and his partner Donald Hancock. Mr. Kelley and Mr. Hancock presented their design idea for Lot 4 of the ATM Commercial Subdivision. Discussion was made on similar housing on Ottawa Street in Springfield. Discussion was also made on lot size, home size, and the need for a 55+ Community in Willard in the future.

Public Hearing to approve text amendments to the Land Development Regulations.

City Attorney Ken Reynolds opened the public hearing at 7:21 p.m.

Mindy Latham requested that the Commission consider FoxFire Mini Storage's previous approval and not hold the new conditions against them. She stated that Willard has been viewed as being non-business friendly in the past, and this feels as though they are targeting certain types of business. She requested that they consider focusing on an advanced Corridor encompassing the core of Willard and not all of Willard.

No other citizens wished to speak so Attorney Reynolds closed the public hearing at 7:22 p.m.

Discussion/Vote to approve text amendments to the Land Development Regulations.

Motion was made by Bob Horn with a second by Terry Kathcart to approve the text amendments to the Land Development Regulations, specifically C-2 Zoning and M-1 Zoning. Motion carried with a vote of 6-0. Voting aye: David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Discussion on Comprehensive Planning Timeline.

Mr. Gray discussed the timeline and the calendar for the meetings.

Old Business

Bob Horn discussed the ideas for the 160 Corridor. Discussion was made on bringing this back as an agenda item at the January Planning and Zoning Meeting.

Mr. Gray discussed the agreement being drafted to handle the maintenance in the roundabouts on Highway 160.

New Business

Mr. Gray discussed the 2019 priorities. Discussion was made on code changes for Land Use and Comprehensive Planning.

Terry Kathcart discussed the City HOA's. Discussion was made on finding points of contact for each HOA in the City.

Bob Horn discussed code enforcement.

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: David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 7:41 P.M.

Valorie Simpson, Secretary

Terry Kathcart, Chairman