

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
NOVEMBER 27, 2018
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: Todd Bolin, Darin Stribling and Tina Horn.

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

Mayor Hendrickson led the pledge of allegiance.

Roll Call

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

Approval of Agenda

City Administrator Brad Gray stated that the Agenda mentioned a Special Meeting, and it should just be a regular meeting. He also requested to move item 6, to after item 9. Motion was made by David Helton with a second by Bob Horn to approve the Agenda. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Approval of minutes from November 6, 2018 Meeting.

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Minutes from the November 6, 2018 Planning and Zoning Meeting. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Citizens Input

None.

Public Hearing for Autumn Brooke Phase 2 Replat.

City Attorney Ken Reynolds opened the public hearing at 7:04 p.m. No citizens wished to speak, so Attorney Reynolds closed the public hearing at 7:05 p.m.

Discussion/Vote to approve Autumn Brook Phase 2 Replat.

Director of Development Randy Brown stated that an error was found on the original plat, that will shorten some lots from one (1) foot to five (5) feet per lot. Three homes have already been constructed on the lots being affected.

Motion was made by David Helton and seconded by Valorie Simpson to approve Autumn Brook Phase 2 Replat. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote on Tanner's Autobody building façade.

Mr. Brown discussed the design and façade being proposed. Discussion was made on landscaping and on the 160 Corridor requirements. Motion was made by Mayor Hendrickson and seconded by David Helton to approve the proposed building façade for Tanner's Autobody. Motion carried with a vote of 4-3. Voting aye: David Helton, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Voting nay: Jose Casanova, Bob Horn and Valorie Simpson.

Presentation by Bob Horn on Highway 160 Parkway Corridor.

Bob Horn discussed the 160 Corridor Code needing to be easier to understand and the Commission to stay consistent. Discussion was made on the code and revisions needed.

Discussion on additional requirements related to Highway 160 overlay.

Mr. Gray discussed code updates and the Comprehensive plan. Discussion was made on self-storage requirements, and façade. Motion was made by Terry Kathcart and Valorie Simpson to take the changes to Section 400.500 to the Board of Aldermen for approval.

Old Business

Discussion was made on the requirements of the 160 Corridor, percentage of façade on buildings, and zones by proximity. Discussion was also made on the Landscaping requirements for the 160 Corridor. Discussion was then made on the Wright Street Speed Limit and sending it to the Traffic Advisory Committee.

New Business

Attorney Reynolds discussed the new Medical Marijuana proposal that passed, and discussion was made on zoning requirements that need to be changed.

Terry Kathcart discussed the overlay district for side streets connecting to Highway 160.

Adjourn Meeting

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

Meeting adjourned at 8:19 P.M.

Valorie Simpson, Secretary

Terry Kathcart, Chairman