

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
AUGUST 28, 2018
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: Tina Horn and Megan Clark (SMCOG).

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

Mr. Gray requested that item 7 be amended to just a discussion on the Comprehensive Plan. Motion was made by Mayor Hendrickson with a second by Valorie Simpson to approve the Agenda with changes. 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 July 24, 2018 Meeting.

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Minutes from July 24, 2018 Planning and Zoning Meeting. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Bob Horn abstained.

Citizens Input

None.

Discussion on Comprehensive Plan.

City Administrator Brad Gray updated the Commission on the status of the SMCOG contract and the Comprehensive Plan. Discussion was made on the committee to be formed through the Comprehensive Planning process.

Discussion/Vote to include Sidewalk Assessment plan in the Comprehensive Plan.

Megan Clark (SMCOG) outlined the Sidewalk Assessment plan to the Commission. Discussion was made on TAP Funding, ADA issues and sidewalk options. Ms. Clark requested that the Commission approve the plan and request a Resolution from the Board of Aldermen to adopt the future sidewalk map to apply for TAP Funding. Motion was made by Valorie Simpson and seconded by Bob Horn to accept the Sidewalk Assessment plan for the Comprehensive Plan and move forward with a Resolution. 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 on Green Meadows Shopping Center Site Plan.

Mayor Hendrickson stated that since this was Bob Horns development, it would be preferred if he stepped down from the Commission for this item and sat in the audience. Bob Horn then took a seat in the audience.

Randy Brown outlined the site plan. Discussion was made on the location, utilities and what the desired outline was. Discussion was then made on the visioning process and current storage units within Willard.

Bob Horn then addressed the Commission and outlined his plans for the site.

Discussion was made on the future of Willard. Mr. Brown stated an outside consultant will be reviewing this site plan and he will return with feedback for the Commission.

New Business

Mr. Brown informed the Commission that the FEMA Floodplain preliminary maps had arrived. Staff will be reviewing them and will be looking at scheduling a meeting soon.

Old Business

Bob Horn discussed Robert's Rules of Order. Discussion was made on duties of officers.

Mr. Gray informed the Commission that Staff will be looking into the current code and regulations for land development and making some changes. He requested that if the Commission has any feedback on codes they feel need updating to please provide staff feedback by the end of the year, so it can be placed on the list.

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 8:05 P.M.

Valorie Simpson, Secretary

Terry Kathcart, Chairman