

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
April 24, 2018
7:00 P.M.

Staff present: Director of Development, Randy Brown; and, Planning Assistant, Abby Brixey.

City Attorney Ken Reynolds was not present.

Citizens present: Chief Ken Scott, Battalion Chief Kevin Samsel, Bill Turner, Matt Kelley, Eric Hambey and Alderman Snider.

Meeting opened by Vice-Chairman Terry Kathcart at 7:03 P.M.

Mayor Hendrickson led the pledge of allegiance.

Roll Call

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

Approval of Agenda

Motion was made by Mayor Hendrickson with a second by Valorie Simpson to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: David Helton, Valorie Simpson, Alderman Whitman, Terry Kathcart and Mayor Hendrickson.

Approval of minutes from February 27, 2018 Meeting.

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Minutes from February 27, 2018 Planning and Zoning Meeting. Motion carried with a vote of 4-0. Voting aye David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson. Alderman Whitman abstained.

Citizens Input

None.

Discussion/Vote on Final Plat for ATM Commercial Lot 6.

Mr. Brown discussed the plans for Lot 6 of ATM Commercial Subdivision. Discussion was made on sewer and drainage issues and the utility easement. Motion was made by Terry Kathcart with a second by Mayor Hendrickson to approve the Final Plat for ATM Commercial Lot 6. Motion carried with a vote of 5-0. Voting aye: David Helton, Valorie Simpson, Alderman Whitman, Terry Kathcart and Mayor Hendrickson.

Discussion/Vote on Sketch Plat for Longview Subdivision.

Mr. Brown discussed the Sketch Plat for Longview. Discussion was made on infrastructure and rezoning to PDD R-1 with 25 single residential lots. Discussion was then made on greenspace requirements, and street width requirements for emergency vehicles. Motion was made by Valorie Simpson with a second by Alderman Whitman to move forward with a PDD Plat. Motion carried with a vote of 5-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Discussion/Vote on Building Façade for 160 Corridor.

Mr. Brown informed the commission about a building façade design change request for ATM Commercial Subdivision. Discussion was made on building façade on the side facing Proctor Road. Mr. Kelley requested a change from barn wood, to a composite board fence with landscaping to shield the building meters, rear doors and AC units. Motion was made by Terry Kathcart with a second by Valorie Simpson to approve the design change for building façade at ATM Commercial Subdivision on Proctor Road. Motion carried with a vote of 5-0. Voting aye: David Helton, Valorie Simpson, Alderman Whitman, Terry Kathcart and Mayor Hendrickson.

Mr. Brown then discussed Tanner's Autobody and plans for placing an additional building on their lot. Discussion was made on setbacks and possible variance.

New Business

David Helton discussed zoning classification report. Mr. Brown stated it will be brought back to the May Planning and Zoning meeting.

Old Business

Terry Kathcart discussed the speed reduction request for Deerfield. Discussion was then made on the sewer project and bid opening.

Adjourn Meeting

Motion was made by Valorie Simpson and a second by Terry Kathcart to adjourn. Motion carried with a vote of 5-0. Voting aye: David Helton, Valorie Simpson, Alderman Whitman, Terry Kathcart and Mayor Hendrickson.

Meeting adjourned at 7:57 P.M.

Valorie Simpson, Secretary

Terry Kathcart, Vice-Chairman