

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
September 26, 2017
7:00 P.M.

Staff present; City Administrator, Brad Gray; Planning Assistant, Abigail Brixey; and Director of Development, Randy Brown.

City Attorney Ken Reynolds was not present.

Citizens present: Jay Garrott, Cari Harrison, Matt Harrison, Bill Tropepe.

Meeting opened by Chairman Samuel Snider at 7:00 P.M.

Roll Call

Present: David Helton, Alderman Snider, Mayor Corey Hendrickson, Jose Casanova and Terry Kathcart.

Approval of Agenda

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

Approval of minutes from August 22, 2017

Motion was made by Terry Kathcart with a second by Mayor Hendrickson to approve the Minutes from the August 22, 2017 Planning and Zoning Meeting. Motion carried with a vote of 5-0. Voting aye: David Helton, Alderman Snider, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Citizens Input

None.

Presentation by Jay Garrott.

City Administrator Brad Gray introduced Jay Garrott of Drury University to the Commission. Mr. Garrott spoke about the Drury University School of the Architecture assists cities in the process of their comprehensive planning. The students will take the information that was collected from the Citizens Advisory Network meetings and prepare a formal document. It will then be up to the Advisory Committee to make changes where they see fit before a finalized copy is produced. The project team typically consist of 6-8 students with approximately 300 hours invested each, final product will include 10 copies in addition to an electronic version. Mr. Gray stated he is seeking support from the Planning and Zoning Commission to present the expense of \$4,000 to the Board of Alderman use the program at Drury University. Motion was made by Terry Kathcart with a second by Jose Casanova to support the expense of \$4,000 to use the Drury University program in assistance to the City of Willard Comprehensive Plan. Motion carried with a 5-0. Voting aye: David Helton, Alderman Snider, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Discussion/Vote on the Autumn Brook Final Plat.

Director of Development Randy Brown discussed subdivision Autumn Brook. Phase 2 of Autumn Brook has a total of 22 lots, most improvements were done with Phase 1. Motion was made by David Helton with a second by Terry Kathcart to accept the Final Plat for Autumn Brook Phase 2. Motion carried with a vote of 5-0. Voting aye: David Helton, Alderman Snider, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Discussion/Vote on the Cardinal Hills Replat.

Mr. Brown discussed the purpose of a replat on lot 15 of Cardinal Hills is because the proposed structure for this site falls into the setback requirements. He informed the Commission that the background report states a replat of a 10 foot adjustment to the rear lot line, but the replat that was submitted is for and 8 foot adjustment. Rich Kramer is the developer of the property and owns the green space which is the only property being affected by this. Bill Tropepe stated this is a custom home, and the purchaser added a covered deck which did not meet the rear yard setbacks.

Motion was made by David Helton with a second by Mayor Hendrickson to accept the replat of Lot 15A of Cardinal Hills. Motion carried with a 5-0. Voting aye: David Helton, Alderman Snider, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Discussion/Vote on Bike Shop at Trail Head.

Mr. Brown introduced Matt Harrison with a proposed project at the Ozark Greenways Trail Head. Mr. Harrison states the importance of the trail to him and his family, and is proposing a bike shop made of shipping containers. The containers will be insulated and will have electric running to it from an existing weather head. Plumbing will not be included since there is now a public restroom on the side of the Century 21 building. He plans to use his employer, Federal Protection as the contractors for the project. There will be two shipping containers with dimensions of 8' by 20', bolted together. Plans also include outside lights, accompanied by security cameras, which will help with safety of the business, trail, and City. The "Winter" plan is to place the two containers on site and open for business, a "Spring" plan is to add a seating area on the roof. Jose Casanova expressed his concern with the loss of support in the middle from the removal of walls, he states the "Spring" building is potentially unsafe for patrons. Mr. Gray spoke about a permit being issued as a temporary structure and renewable up to the length of 18 months. He also spoke of the potential downtown events that could utilize the facility. Alderman Snider requested Mr. Harrison consider adding wood trim to flow with the Century 21 building. Mr. Harrison stated it would cost roughly an additional \$1,000. Terry Kathcart suggested leaving the containers the way they are, because the cargo containers are a large part of the railroad and it is setting a theme. David Helton agreed, but would like to see something more esthetically pleasing in our downtown area. Mr. Harrison states he is seeking support from the Commission to move forward with Ozark Greenways. He plans to take the project to Ozark Greenways Board meeting on September 27, 2017. Motion was made by Mayor Hendrickson and a second by Terry Kathcart to support the business proposal to Ozark Greenways. Motion carried with a 5-0. Voting aye: David Helton, Alderman Snider, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Old Business

Mr. Brown stated there was a Miller Road Project meeting earlier in the evening. There were good conversations, and the plans were received by MoDOT.

Terry Kathcart reiterated the importance of getting a student representative at the Planning and Zoning meetings. Alderman Snider agreed and stated he would help get the word out to the student body.

New Business

Mr. Gray spoke about the anticipation of the Willard Art Department for the Mural downtown. They are eager to begin renderings of the mural that will go on the block building that is being used by Public Works and Parks Departments.

Adjourn Meeting

Motion was made by David Helton and a second by Terry Kathcart to adjourn. Motion carried with a 5-0. Voting aye: David Helton, Alderman Snider, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Meeting adjourned at 8:11 P.M.

Valorie Simpson, Secretary

Samuel Snider, Chairman