

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
June 27, 2017
7:00 P.M.

Staff present; City Administrator, Brad Gray; City Clerk, Jennifer Rowe; and Director of Development, Randy Brown;

City Attorney Ken Reynolds was not present.

Citizens present: Matt Kelley.

Meeting opened by Vice-Chairman Lucille Murray at 7:00p.m.

Roll Call

Present: Lucille Murray, David Helton, Valorie Simpson, Mayor Corey Hendrickson, Jose Casanova and Terry Kathcart.

Approval of Agenda

Randy Brown requested that item seven (7) be tabled as the plat was not ready. Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Agenda with changes. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Approval of minutes from May 23, 2017

Valorie Simpson stated that Marshall Buffington's name did not appear in the Citizens Present. Motion was made by Mayor Hendrickson with a second by Valorie Simpson to approve the Minutes from the May 23, 2017 Planning and Zoning Meeting with changes. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Citizens Input

None.

Discussion/Vote to accept the Preliminary Plat for ATM Commercial Square.

Randy Brown discussed the Preliminary Plat for ATM Commercial Square. Discussion was made regarding Proctor Road and the requirements that should be set. Mr. Kelley informed the Commission that he is more than willing to give the right-of-way for Proctor Road through his property if the City can provide a statement in writing that they will begin negotiations with Jerry Proctor to provide the same on the other side. Discussion was made at the timeline of the project and what Mr. Kelley's immediate plans were. Discussion was then made on Mr. Kelley's plans for the lots. Motion was made by Valorie Simpson and seconded by Terry Kathcart to accept the Preliminary Plat for ATM Commercial Square. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Public Hearing on the Rezoning Request for Parcel #880726201089.

Mayor Hendrickson opened the public hearing for the rezoning request for parcel #880726201089 at 7:45 p.m. No citizen wished to speak so Mayor Hendrickson closed the public hearing at 7:46 p.m.

Discussion/Vote to accept the rezoning request for Parcel #880726201089.

Mayor Hendrickson informed the Commission that Mr. Brown has a vested interest in this property as he owns it. Mr. Brown discussed the rezoning request for the property. Motion was made by David Helton and seconded by Mayor Hendrickson to accept the rezoning request for Parcel #880726201089. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Discussion/vote on zoning classifications.

Mr. Brown presented options for an Office Zoning classification to the Commission for discussion. The City of Springfield incorporates more zoning classifications than Willard, and one in particular that they use is "O", or Office. Mr. Brown stated that staff cannot make text amendments or zoning changes so he was presenting the information to the Commission for their discussion and input. Discussion was made on what zoning was currently available in Willard and what the options were. Motion was made by Valorie Simpson and seconded by Jose Casanova to have staff draft the language for the "O" Office Zoning District and bring it back at the next Commission meeting. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Old Business

Mr. Brown informed the Commission that No Doubt R&S would be opening on Thursday of this week for business. Carriage House is another restaurant opening soon as well. Discussion was then made on Northbrooke Apartments and their plans. Discussion was also made on road and intersection improvements.

New Business

Mr. Brown informed the Commission that Greene County had received a plat from the Fire District for a lot line adjustment so they can sell their building. This does not affect the City of Willard property and is just for informational purposes only.

Adjourn Meeting

Motion was made by Valorie Simpson and seconded by Jose Casanova to adjourn. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson, Jose Casanova and Terry Kathcart.

Meeting adjourned at 8:35 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z