

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
May 23, 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: Sam Sanders, Mike Arner, Becky Arner, Penny Jackson, Neil Wheat, Chris Dickinson, Jose Casanova, Butch Wildermuth, Sharon Wildermuth, Marci Kellotat, Gary Rodocker, Jim Bentley and Mike McCroskey.

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

Roll Call

Present: Lucille Murray, David Helton, Terry Kathcart, Valorie Simpson, Alderman Snider and Mayor Corey Hendrickson

Approval of Agenda

Motion was made by Mayor Hendrickson with a second by David Helton to approve the Agenda. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Valorie Simpson, Mayor Hendrickson and Terry Kathcart.

Approval of minutes from April 25, 2017

Motion was made by Alderman Snider with a second by Mayor Hendrickson to approve the Minutes from the April 25, 2017 Planning and Zoning Meeting. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Valorie Simpson, Mayor Hendrickson and Terry Kathcart. David Helton and Alderman Snider abstained.

Citizens Input

None.

Public Hearing on the Rezone Request of 402 and 404 Beam.

Mayor Hendrickson opened the Public Hearing on the Rezoning Request for 402 and 404 Beam at 7:05 p.m.

Neal Wheat, of 408 Beam and 916 Megan. He stated that there is one way in and one way out of this area, which gets extremely congested with school activities. 402 & 404 Beam are at the entrance. He has no problem with the rezoning going through but is concerned that in twenty (20) years, it will not go back to R-1 zoning.

Marshall Buffington of 407 Beam stated he was concerned with the commercial side of development and the congestion it may add in five to ten (5-10) years.

Mike McCroskey of 406 Beam stated he was concerned about the traffic and the potential of what may go in there in the future. Sam Sanders, property owner, stated that there is traffic between 7:00 a.m. and 8:00 a.m. and again at 2:00 p.m. due to the schools. The business will not be open at 7:30 a.m. and plans to keep twenty-five (25) patients a day at the most. As for the future use, he plans to be in business for the next twenty-five (25) or more years, and pass it down to his son who will be in business for an additional twenty-five (25) or more years. Mr. Sanders stated he would like to build a nice office to hand down to his son. He has confidence he will be a good neighbor.

Jim Bentley, of 311 Arrowhead, stated it is important to him to clean up downtown. Staff has intentions of repairing Miller Road and transportation will become less of a problem. Sanders is providing the plan to start cleaning up downtown.

No other citizens wished to speak so the public hearing was closed at 7:20 p.m.

Discussion/Vote on the Rezone Request of 402 and 404 Beam.

Director of Development Randy Brown informed the Commission that there is a report provided on this property. Staff has looked through the code to accommodate, but the clinic will not be able to function in an R-1 zoning. Staff then researched traffic patterns and stated that Sanders could screen the property with landscaping. This would be a three (3) phase project all at one time for Miller Road. The school has participated in discussion to "O" highway as an alternate. Traffic will not be going down Beam Street. The goal currently is to grow our business.

Mr. Gray then informed the Commission that Miller Road is being designed for the downtown aspect. There will be possible restrictions and realize the concern to revitalize downtown.

Discussion was made regarding possible deed restrictions on the property.

Discussion was then made regarding screening, employees and parking for the property if it were to be rezoned.

Motion was made by Valorie Simpson and seconded by Lucille Murray to table the rezoning request of 402 and 404 Beam until more information could be presented at the next Commission meeting. Motion carried with a vote of 4-2. Voting aye: Lucille Murray, David Helton, Valorie Simpson and Mayor Hendrickson. Voting nay: Alderman Snider and Terry Kathcart.

Public Hearing on the Rezone Request for 408 Lester.

Mayor Hendrickson opened the public hearing on the Rezone Request for 408 Lester at 7:51 p.m.

Fred Wildermuth of 208 Willey Street informed the Commission that he needed to sell the property for financial reasons.

No other citizens wished to speak so the public hearing was closed at 7:53 p.m.

Discussion/Vote to accept the Rezoning Request for 408 Lester.

Mr. Brown presented the background report on 408 Lester. Motion was made by Mayor Hendrickson and seconded by Alderman Snider to accept the Rezoning Request for 408 Lester. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Valorie Simpson, Mayor Hendrickson and Terry Kathcart.

Public Hearing on the Annexation Request for Parcel #880726201089.

Mayor Hendrickson opened the public hearing on the Annexation Request for Parcel #880726201089 at 7:56 p.m.

Marcia Kellicott of 7038 Charlotte, stated she has concerns. She stated she moved from California to get away from the congestion. She informed the Commission that Wheatherly requested Greene County to make it a County Road. IF the lot is annexed into the City, then the driveway will all be gravel.

Mike Arner of 5751 N. Charlotte, stated that the road is in a flooding area. If the desire is to build a road or a home, or the sewer overflows, it will make more of a concern.

Ruby Arner of 5751 N. Charlotte asked if the EPA had been called on the overflow.

Chris Dixon, son of Marcia Kellicott, stated he would like to know if there will be a road down to Walnut Lane.

Gary Rodocker, of 5736 Charlotte, stated that they rebuilt the gravel road five (5) years ago when he built his home. The only traffic going across the property will be him and his wife. The property cannot be developed as county as it is under three (3) acres. He stated his desire to build a single-family home and a pole barn.

No other citizens wished to speak so the public hearing was closed at 8:10 p.m.

Discussion/Vote to accept the Annexation Request for Parcel #880726201089.

Mr. Brown stated that the property is currently in the floodplain. He also stated that Charlotte Road is platted but was never constructed to county standards, so county will never accept it.

Discussion was then made on sewer concerns and the availability of sewer to that property.

Mr. Brown stated that the county requirements for land are three (3) acres, or with a variance if it is under three (3) acres. County informed Mr. Brown that they have no problem with the easement being used as a drive if it is annexed into the City Limits.

Ms. Simpson asked if Mr. Brown was selling only selling two (2) of the six (6) lots?

Mr. Brown stated that he is annexing all six (6) lots and doing a lot combination in the future to make it one (1) lot.

Alderman Snider asked if approving the property will only annex it or also rezone?

Mayor Hendrickson stated this was just for annexing.

Mike Arner asked if Mr. Brown would be open to rezoning as R-1?

Mr. Brown stated he was open to that. He also stated that the property encroaches on the flood plain. The maps were changed in 2010 and one lot is now encroaching. Elevation requirements will need to be reviewed before any building takes place. Motion was made by Alderman Snider and seconded by Terry Kathcart to annex Parcel #880726201089 as R-1 into the City Limits of Willard. Motion carried with a vote of 6-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Valorie Simpson, Mayor Hendrickson and Terry Kathcart.

Old Business

Mr. Brown informed the Commission that the data regarding the traffic counts on Farm Road 94 was coming together. Discussion was then made regarding radar signs and speed limits in Deerfield Subdivision.

New Business

Terry Kathcart requested clarification regarding the Minutes of the last meeting, stating he was referring to Deerfield as a closed community.

Adjourn Meeting

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

Meeting adjourned at 8:38 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z