

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
April 25, 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: Jose Casanova, Fred Wildermuth and Jay King.

Meeting opened by Vice-Chairman Lucille Murray at 6:57 p.m.

Roll Call

Present: Lucille Murray, David Helton, Terry Kathcart, 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 5-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Mayor Hendrickson and Terry Kathcart.

Approval of minutes from February 28, 2017

Motion was made by Terry Kathcart with a second by Mayor Hendrickson to approve the Minutes from the February 28, 2017 Planning and Zoning Meeting. Motion carried with a vote of 3-0. Voting aye: Lucille Murray, Mayor Hendrickson and Terry Kathcart. David Helton and Alderman Snider abstained.

Citizens Input

Butch Wildermuth discussed his desire to rezone 408 Lester. The property is currently zoned C-2 and they would like to rezone to Residential. The property is currently more than fifty percent (50%) damaged and they cannot rebuild as residential in this zoning. The family is trying to sell but the banks will not loan on the residence. Mr. Brown stated that staff had checked back to 1975 and it was B-1 zoning. After speaking with the City Attorney he stated it could be rezoned or allowed with a variance. Ms. Murray asked if there were any other thoughts. Mr. Brown stated that he had talked with many historians regarding the property. Davide Helton asked if the apartments next to the property were zoned C-2 and Ms. Brixey stated they were. Mr. Kathcart asked if there was a reason it would be held up, and stated it could be rezoned C-2 again in the future. Ms. Murray stated there were multiple C-2 lots in that area. She then stated that at this moment there was no reason not to approve it. Mr. Brown agreed.

Public Hearing on Annexation of Willard Property.

Ms. Murray opened the public hearing on the Annexation of Willard property. Mr. Jay King from Buck Run stated that his ten (10) acres joins the NW corner of the Lagoon. The City has kept and maintained the property. As far as he is concerned, he is fine with the annexation provided it will not become housing.

No other citizens wished to speak so the public hearing was closed.

Discussion/Vote to accept Annexation of four (4) parcels owned by the City of Willard.

Mr. Brown described the individual properties to the Commission. He stated these properties were all contiguous to City Limits and staff was requesting approval. Ms. Murray asked if there was any reason not to allow it. Mayor Hendrickson stated he did not see any reason not to approve of the annexation. Motion was made by Mayor Hendrickson and seconded by Terry Kathcart to accept the Annexation of four (4) parcels owned by the City of Willard. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Terry Kathcart and Mayor Hendrickson.

Discussion/Vote to accept the Storm Water Buyout for Robertson Estates.

Mr. Brown explained the Storm Water buyout to the Commission. He stated that the property was on two point seven (2.7) acres of a natural detention basin. He informed the Commission that the developer was willing to put in a berm to protect the homes in the area in the event of flooding. Staff recommends approving the Storm Water Buyout. Mr. Brown also stated that Matt Kelley and Ralph Tate were aware that the final plat would need to be submitted for review before building permits would be issued. Greene County has started working on the floodplain updates as well. Mr. Helton asked if the buyout would be necessary if they were planning all phases right now and built the facility now. Mr. Brown stated it would not be necessary. Mr. Kathcart stated that he and Mr. Brown walked the property. The residents at the end of Lynne Drive, south of the pond, would have their own detention area. Motion was made by David Helton and seconded by Terry Kathcart to accept the Storm Water Buyout for Robertson Estates. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Terry Kathcart and Mayor Hendrickson.

Old Business

Mr. Brown informed the Commission that Northbrook Apartments asked to issue a twelve (12) unit permit. The Developer submitted two (2) twenty-four (24) unit requests and it was denied. A sixteen (16) unit was requested and that was approved. The twelve (12) unit was then approved. The twenty-four (24) unit was a Planned Development District several years ago without knowing or giving any requirements. Developer was asked to submit a new plan so the City would know their intentions. Mr. Gray stated that over the next three to five (3-5) years, there would be a twenty-four (24) unit apartment, two (2) other twenty-four (24) until builds and a twelve (12) unit building, as well as a pool and club house. The development would be at capacity with the parking lot and green space. Mayor Hendrickson stated that unless there was something in writing that it would not be grandfathered in, then the City would have to go with the current regulations. Mr. Brown stated that the developer does have legal tracts to build on and asked what the Commissions position was on the subject. He stated that the developer closes on the 8th and will be in on the 9th to apply and pay for the permits. Mr. Helton stated that nothing about the twelve (12) unit building was out of compliance. Mr. Gray stated that nothing would be out of compliance. Mr. Kathcart asked if Hughes would connect to Hunt Road eventually to help with traffic. Mr. Brown stated that the land may be developed later. Mr. Gray stated that he met with MoDOT and are still advocating to bring the four (4) lane down further to assist with the traffic issues. Thirty (30) days of communication will open soon. He stated that Staff had also asked another developer to escrow to improve the intersection. Mr. Brown stated that the developer did ask for storage for the residents. Alderman Snider asked if there would be taxes from the storage units and if Staff was seeking approval for the three to five (3-5) year build out on the apartments, pool and clubhouse? Ms. Murray asked what the issue would be with having an open space for kids to play outside. Mr. Gray stated that there were playgrounds and a pool already. Mr. Kathcart stated that where lot two (2) is, there is a dog park. He stated that Hamilton was changed for open space and perhaps the City can do the same with Northbrook. Mr. Helton asked Mr. Brown what he was requesting. Mr. Gray stated approval on the three to five (3-5) year plan. Mr. Helton stated this was not a five (5) year plan. He would like to see more detail while working on the twelve (12) and twenty-four (24) unit buildings. Ms. Murray and Mr. Kathcart agreed. Motion was made by David Helton and seconded by Terry Kathcart to approve the building plan. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Terry Kathcart and Mayor Hendrickson.

Mr. Brown then informed the Commission that he had provided pictures that will match Hamilton's plan for green space. He stated that the Commission had requested a fence, but in lieu of the fence, tree screening was submitted as perimeter landscaping. Staff is requesting building façade approval and landscape plan approval. Alderman Snider asked what other options were there if this was not approved? Mr. Brown stated that discussions could be made regarding other options for the developer's side. Alderman Snider asked if they could put their own types of tree on their property? Mr. Brown stated that they could as they have met the minimum requirements for the code. Ms. Murray stated that if it was City's choice, then the City should be involved if the trees are along the street with how tall they will get and how close to the road they will be. Mr. Gray stated that the developer planned to following the ordinance with what would be required of the developers. Mr. Brown stated that the Commission would need to ask for something specific if they wanted it changed. Mr. Kathcart stated that he was originally concerned about safety but he is not adamant on it. Alderman Snider asked what would happen if we require it and the four lane comes down that far? Mr. Kathcart stated it could potentially be torn down. Mr. Brown stated that Hamilton was easy to get along with and is sure they would work with the tree board. Motion was made by David Helton and seconded

by Mayor Hendrickson to approve the landscape plans. Motion carried with a vote of 5-0. Voting aye: David Helton, Lucille Murray, Terry Kathcart, Alderman Snider and Mayor Hendrickson.

New Business

Mr. Brown informed the Commission that Mr. Sanders is requesting to rezone his property from R-1 to C-2. This would be a new office and store to lease. Staff will be bringing it to the Commission at the May Planning and Zoning Commission meeting. Mr. Helton asked if it the City would be open to conditional use. Mr. Brown stated they would if that was the only option. Mr. Kathcart stated that nothing else could go in there. Mr. Gray stated that they could approve conditional use now so the Commission could approve it in the future. Mr. Helton stated yes. Mr. Brown stated that a text amendment to R-1 because the doctor's office is not approved currently. Alderman Snider stated that years ago it was a concern to residents because of traffic since that road is a dead end.

Ms. Murray asked if there was any other new business.

Mr. Kathcart stated that the City has talked about a four (4) way stop at Farm Road 94 and Hunt and would like the City to engineer a round-about instead due to all the neighbors. He requested that it be submitted to the Board of Aldermen to have it engineered. Mr. Gray stated that the County and City would work together. Mr. Kathcart then stated that the area is a closed community with a thirty (30) mile per hour speed limit, he requests that the city lower the speed in that closed community. Mr. Kathcart stated there could be a petition to lower the speed limit. Alderman Snider asked how many would need to sign, and was informed it was sixty percent (60%) of the residents in that area. Mr. Kathcart then stated there were one hundred and twenty (120) homes. Mayor Hendrickson asked if the PDD would still be able to set or reset the speed limit?

Adjourn Meeting

Motion was made by Alderman Snider and seconded by Terry Kathcart to adjourn. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Alderman Snider, Terry Kathcart and Mayor Hendrickson.

Meeting adjourned at 8:25 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z