

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
February 28, 2017
7:00 P.M.

Staff present; City Clerk, Jennifer Rowe; Planning Assistant, Abigail Brixey; and Director of Development, Randy Brown;

City Attorney Ken Reynolds was not present.

Citizens present: Mr. Hamilton.

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

Roll Call

Present: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Corey Hendrickson (7:05p.m.). Absent: Alderman Buckley and Adam Shelledy.

Approval of Agenda

Motion was made by Valorie Simpson with a second by David Helton to approve the Agenda. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, Valorie Simpson, David Helton and Terry Kathcart.

Approval of minutes from January 24, 2017

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Minutes from the January 24, 2017 Planning and Zoning Meeting. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, Valorie Simpson, David Helton and Terry Kathcart.

Citizens Input

None

Discussion/Vote to accept the Site Development Plan for Fox River Estates.

The Director of Development Randy Brown informed the Commission that the City had received the Construction documents and survey for the Fox River Estates Phase 2. The developers were currently coordinating with engineers for the sewer project in the development. They are now waiting on the developer's agreement to begin construction. Mr. Brown then outlined the layout of the buildings and where the sewer would be run. Lucille Murray asked if they were ready to proceed after approval by the Commission. Mr. Brown stated they are waiting on the drawings and working with the Engineers. Mr. Hamilton stated that the Site Plan is due by the end of march for the grant funding and tax credit. The review process has been started on the architectural drawings. Terry Kathcart asked about the safety being along the future four-lane highway and inquired if there was any consideration on a barrier for safety. Valorie Simpson discussed the parkway corridor requirements and asked if they apply. Mr. Brown stated that they did, and a fence may work for that. Valorie Simpson requested that more information on the barrier be brought next time. Motion was made by David Helton and seconded by Valorie Simpson to accept the Site Development Plan for Fox River Estates. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Mayor Hendrickson and Terry Kathcart.

Old Business

Randy Brown informed the Commission that the Board of Aldermen approved the 2012 International Building Codes. They also approved White River Engineering to design the sewer improvements at "D" lift station, and to incorporate a 12" force main that would follow the existing 10" force main to Hamilton, go under Highway 160, and then install a gravity line back East down to Conco property.

Mr. Brown also stated that the Public Works department was installing a water line in Elwood, and a new sidewalk on Jackson to the East Center Parking Lot. Valorie Simpson commended the City's work on sidewalks over the past fifteen (15) years. He then informed the Commission that Autumn Brook was currently in process and the gas lines and Empire lines were being worked out. Water Meters would be coming soon.

New Business

Mr. Brown informed the Commission that the old No Name Saloon had new owners to the building. They are currently working on a Restaurant and Saloon to be open soon. Lucille Murray stated that the last owner had complaints about the noise and asked if the City could do anything. Mr. Brown stated that the noise ordinance would be in place and any complaints could be addressed through the police department.

Mr. Brown then informed the Commission that the City got a letter requesting services south of Elwood. Accommodations are not possible yet but staff is looking at annexing to allow it.

Adjourn Meeting

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

Meeting adjourned at 7:30 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z