

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
January 24, 2017
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: None.

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

Roll Call

Present: Lucille Murray, Valorie Simpson, Terry Kathcart and Mayor Corey Hendrickson. Absent: Alderman Buckley, David Helton and Adam Shelledy.

Approval of Agenda

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

Approval of minutes from November 22, 2016

Motion was made by Terry Kathcart with a second by Mayor Hendrickson to approve the Minutes from the November 22, 2016 Planning and Zoning Meeting. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Citizens Input

None

Public Hearing for the Adoption of the 2012 Building Codes.

Mayor Hendrickson opened the public hearing at 7:04 p.m. No citizens wished to speak so the Public Hearing was closed at 7:05 p.m.

Discussion/Vote on the Adoption of the 2012 Building Codes.

The Director of Development Randy Brown informed the Commission that these Building Codes were identical to 2006 with some changes and revisions. The City had not updated to the 2009 Building Codes, so we need to get the 2012 Codes Adopted. The next ones the City will move to will most likely be the 2015 Building Codes at a future date. With the 2012 Building Codes, the City will be adopting two (2) new codes that were not previously adopted. These will be the International Existing Building Code for older structures, and the Energy Conservation Code for alternative energy and energy saving concepts. Terry Kathcart asked if permits were required for Solar Panels. Mr. Brown said they were. Mr. Kathcart stated that in his HOA, subdivision people were not complying with the HOA rules requiring that all plans for structural changes be run by the Architectural Committee before going to the City for a permit. He asked Mr. Brown if the City could ask individuals if they were complying with HOA rules when they apply for a permit.

Mr. Brown then informed the Commission that the International Building Codes do reference the 2011 National Electric Code, so the City will be adopting those as well. Valorie Simpson asked if everything was being adopted. Mr. Brown stated that he is asking for the Board to accept adopting the 2012 International Building Codes and all related Codes associated with it. That would include the IEC, IEBC, IRC, IFC, IECC, IMC, IFGC, IPC, and IPMC.

Motion was made by Valorie Simpson and seconded by Mayor Hendrickson to adopt the 2012 International Building Codes with all related Codes associated with it. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Old Business

Randy Brown informed the Commission that he has a meeting with Hamilton Engineers on Wednesday January 25, 2017 to discuss the Final Plat. He stated that the grant was approved and they are looking to move forward with the development. The City was currently wanting on the Construction Documents as there will be Sanitary Sewer Improvements and Stormwater.

Mr. Brown then informed the Commission that Matt Kelley of Freedom Bank had informed him that the deal with Sawyer Tire to move in next to Freedom Bank had fallen through. The development was going back to office space.

Robertston Estates was working toward completing their plans currently. The bids came back high on installing the new water lines so the Developers requested that the City install the lines and they will purchase the materials.

Autumn Brook will be working on paving, curbing, gutters and sidewalks for twenty (20) new lots on Right Street.

Lucille Murray asked Mr. Brown if Glenn's was still going in by Freedom Bank. Mr. Brown said they were not and he had informed them that the sign on that lot needed to come down. Glenn's was currently looking at just expanding their current location and building onto that. Ms. Murray then asked about the parking problem behind Glenn's Automotive. She stated that when cars are parked there, it is impossible to see traffic in the street when you are pulling through there. Mr. Brown stated that "No Parking" signs were now posted and will now be enforced.

Mr. Brown also informed the Commission that it was brought to the City's attention that there is a trash business owner in the City that is parking their trash trucks in a private parking lot. The property owner asked the City to help. While the City cannot enforce anything in a private parking lot, we are working with them to get signs posted so they can legally have the vehicles towed at the truck owner's expense.

New Business

None

Adjourn Meeting

Motion was made by Valorie Simpson and seconded by Terry Kathcart to adjourn. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Meeting adjourned at 7:25 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z