

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
November 22, 2016
7:00 P.M.

Staff present: Interim City Administrator, Jim Bentley; City Clerk, Jennifer Rowe; and Director of Development, Randy Brown;

City Attorney Ken Reynolds was also present.

Citizens present: Jim Tucker, Ronnie Hultgren, and Jim McKee.

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. Absent: Alderman Buckley and Adam Shelledy.

Approval of Agenda

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

Approval of minutes from October 25, 2016

Valorie Simpson noted a change that needed to be made on the second page to say a future Meeting instead of the next meeting. Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Minutes with changes from the October 25, 2016 Planning and Zoning Meeting. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Citizens Input

None

Public Hearing for the new Land Development Regulations.

The City Attorney Ken Reynolds opened the public hearing at 7:05 p.m. No citizens wished to speak so the Public Hearing was closed at 7:06 p.m.

Discussion/Vote on the new Land Development Regulations.

The Director of Development Randy Brown discussed the changes to the Land Development Regulations. Valorie Simpson asked if the only change was adding the tracer wire. Mr. Brown stated that all new construction/right-of-way work will need the tracer wire on everything going in underground. This change will add the drawing to the design standards so it is enforceable. Motion was made by Valorie Simpson and seconded by Mayor Hendrickson to approve the new Land Development Regulations. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Public Hearing for the Annexation for a parcel of land at the NW side of the intersection of AB & EE.

The City Attorney Ken Reynolds opened the public hearing at 7:07 p.m. Jim Tucker, of Grand Prairie LLC, discussed the property and the desires to annex it into City Limits and rezone it as Commercial. Currently, the City has an easement on the property for the Meadows West Lift Station. The property owners now would like the opportunity to develop there. Mr. Reynolds closed the Public Hearing at 7:10 p.m.

Public Hearing for the Annexation for a parcel of land at the SW side of the intersection of AB & EE.

Mr. Reynolds opened the Public Hearing at 7:10 p.m. Mr. Tucker spoke again regarding this annexation and stated that it was already a minor subdivision. They are interested in possibly creating an office park or putting retail in at this location with the Airport so close. Terry Kathcart asked if both pieces of property were being annexed, and Mr. Tucker stated that they were. Valorie Simpson asked if any of the property was within the Airport Zone and Mr. Brown stated they were not. Mr. Reynolds closed the Public Hearing at 7:11 p.m.

Discussion/Vote on the Annexation for a parcel of land at the NW side of the intersection of AB & EE.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the annexation for the parcel of land at the NW side of the intersection of AB & EE owned by Grand Prairie LLC. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Discussion/Vote on the Annexation for a parcel of land at the SW side of the intersection of AB & EE.

Valorie Simpson asked if the property should be separated into separate annexations as it was twenty (20) acres on three (3) separate parcels. Mr. Reynolds stated that was not necessary. Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the annexation for the parcel of land at the SW side of the intersection of AB&EE owned by Grand Prairie LLC. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Public Hearing on the Rezoning for a parcel of land at the NW side of the intersection of AB & EE.

Mr. Reynolds opened the Public Hearing at 7:13 p.m. Mr. Tucker stated that he had already informed the Board of their desires on the property and he had nothing further to say. Mr. Reynolds closed the Public Hearing at 7:13 p.m.

Public Hearing on the Rezoning for a parcel of land at the SW side of the intersection of AB & EE.

Mr. Reynolds opened the Public Hearing at 7:14 p.m. No citizen wished to speak so Mr. Reynolds closed the Public Hearing at 7:14 p.m.

Discussion/Vote on the Rezoning for a parcel of land at the NW side of the intersection of AB & EE.

Valorie Simpson asked if any of the property had been sold already, and Mr. Tucker stated it had not. Mr. Brown informed the Commission that Grand Prairie LLC was requesting the property to be rezoned to C-2 from R-1. Valorie Simpson stated that the property was currently A-1 and not R-1. Mr. Reynolds stated that it was a simple Scrivener's Error and that could be noted on the paperwork. Property would be rezoned from A-1 to C-2. Motion was made by Valorie Simpson with a second by Mayor Hendrickson to rezone the parcel of land at the NW side of the intersection of AB & EE from A-1 to C-2. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Discussion/Vote on the Rezoning for a parcel of land at the SW side of the intersection of AB & EE.

It was noted that this Rezoning request would also include the Scriveners error and change R-1 to A-1. The property indicated would be rezoned from A-1 to C-2. Motion was made by Terry Kathcart and seconded by Mayor Hendrickson to rezone the parcel of land at the SW side of the intersection of AB & EE from A-1 to C-2. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Discussion on New Melville Road.

Valorie Simpson requested that Jim Tucker be given time to speak regarding this issue. Mr. Tucker informed the Commission that there were Court decisions regarding this issue dating back to June of 1973. The final decision stopped the City from vacating the Road as two (2) Statutes must be met in order to do so and this road did not meet them. These Statutes say that the road either has to be useless, or cost more than the value to maintain it. Mr. Bentley stated that there was a lot more history on this road than he realized when he started investigating it. He then gave a recap on his stance regarding the road. Ms. Simpson stated that the road has never had an accident and it is not dangerous. Mr. Bentley informed the

Commission that he has done what he can and will not proceed further unless directed by the Commission or the Board of Aldermen. Terry Kathcart informed the Commission that he was against an Industrial complex in that area with the four (4) lane highway coming through and asked what direction the City should move regarding that area. He stated that Willard is a Cottage location for Springfield, allowing a living community without all of the hassles and congestion of the City of Springfield. Lucille Murray stated that she would like to know if something can be brought in to furnish income and fix the street. The City needs more revenue from taxes and this would do that. Ms. Simpson stated that Mr. Bentley had already fixed the Street issue with the new budget allocating a separate department for streets. Mr. Bentley stated again that until he is given an order to contact potential businesses or possibilities for that area, he will not proceed.

Old Business

Randy Brown informed the Commission that the four (4) lane had been approved on the STIP for the year 2020 to start construction from I-44 to Farm Road 94. He also informed them that OTO was meeting in December 2016 to prioritize the 2018-2021 STIP and recommendation has been made to include the four (4) lane extension from Farm Road 94 to AB Highway.

New Business

The Director of Development Randy Brown informed the Commission that the 2012 Building Codes will be brought back in January to be adopted into the City Code. State Statute requires that the Codes be available for viewing for ninety (90) days prior to adoption.

Discussion was also made regarding sewer connection fees to determine if they need to be adjusted. Mr. Reynolds asked if those fees were determined in the contract with the City of Springfield, and Mr. Brown said he did not believe so. Mr. Bentley discussed the contract and how the charges are broken down. He stated that the City of Willard is allowed to keep only 1/3 (one third) of what is collected. With sewer costs going up, the City cannot afford not to raise the fees. Mr. Bentley said two (2) items will be looked into further with Springfield. The first is to reopen the contract with Springfield and try and negotiate keeping more than 1/3 of the money collected, and the second is the closure of the lagoons.

Adjourn Meeting

Motion was made by Valorie Simpson and seconded by David Helton 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 8:15 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z