

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
October 25, 2016
7:00 P.M.

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

Citizens present: Ronald Hultgren.

Meeting opened by Chairman Adam Shelledy at 7:00 p.m.

Roll Call

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

Approval of Agenda

Motion was made by Valorie Simpson 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, Adam Shelledy and Mayor Hendrickson.

Approval of minutes from September 27, 2016

Chairman Adam Shelledy noted a change that needed to be made on the first page to say drainage easement instead of detention area. Motion was made by Lucille Murray with a second by David Helton to approve the Minutes with changes from the September 27, 2016 Planning and Zoning Meeting. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy and Mayor Hendrickson.

Citizens Input

None

Discussion/Vote on Final Plat for Green Acres Subdivision.

Director of Development Randy Brown informed the Board that this was a seven (7) acre plot that has been divided into five (5) lots. The sanitary sewer was placed in to service all five (5) lots, one being the current home for Jack Minnick, and four (4) water meters were placed for the new lots. Mr. Brown recommended three (3) changes to the Final Plat, which are to change a typo from eighteen (18) lots to five (5), add the additional ten (10) feet of right-of-way along Highway Z, and the sanitary sewer easements should be labeled sanitary sewer/utility easement. Motion was made by Valorie Simpson and seconded by Adam Shelledy to approve the Final plat with changes. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy and Mayor Hendrickson.

Discussion/Vote on Autumn Brook 2nd Phase Preliminary Plat.

The Director of Development Randy Brown discussed the 2nd Phase Preliminary Plat with the Commission. He informed them that this was identical to the original preliminary plat that was approved back in 2004-2005, but the time had run out so they resubmitted with a new application. This phase will include twenty-two (22) lots on approximately ten (10) acres near Becky Street. The water main and sewer were installed during Phase One (1), but the water meters will still need to be installed during this phase. A detention area was provided during Phase One (1). The builder that completed Becky Street has also committed to at least some of the new lots in Phase Two (2), so it could begin very soon once all of the approvals are completed. Valorie Simpson asked if there were any changes to the original plat and Mr. Brown said no. Lucille Murray asked what kind of fence was allowed and Mr. Brown informed her that wood fences were all that were permitted. Motion was made by David Helton and seconded by Lucille Murray to approve the Autumn Brook 2nd Phase Preliminary Plat.

Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy and Mayor Hendrickson.

Discussion on New Melville Road.

The Interim City Administrator Jim Bentley discussed potential growth for the City of Willard involving the property owned by Conco Quarries. He discussed the issues surrounding the City liability with New Melville Road running through the Quarry and requested feedback from the Commission. Valorie Simpson discussed the past issues surrounding this road and the history involved. Mr. Bentley pointed out some opportunities that could open up for the City and some discussions he has already had with individuals belonging to Conco. The Commission agreed to hold more discussions regarding this and asked Mr. Bentley to bring more information to a future meeting regarding more detailed and specific prospects for the area.

Old Business

None.

New Business

The Director of Development Randy Brown informed the Commission that the deal with Glenn's Automotive going in next to Freedom Bank was now off the table. If things changed in the future, he would be sure to let them know.

Citizen Ronald Hultgren asked to address the Commission. He stated that he wanted to thank them for all they do, as this was a thankless job. He was a previous member of the Greene County Planning Commission and really enjoyed the opportunity to sit in on this meeting.

Adjourn Meeting

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

Meeting adjourned at 8:21 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z