

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
September 27, 2016
7:00 P.M.

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

Citizens present: None

Meeting opened by Vice-Chairman Lucille Murray at 7:02 p.m.

Roll Call

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

Agenda Amendments

The City Clerk informed the Board that the Annexation had been tabled and would be brought back to the next Planning and Zoning meeting in October. Motion was made by David Helton and seconded by Mayor Hendrickson to approve the Agenda Amendment. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson and Mayor Hendrickson.

Approval of Agenda

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

Approval of minutes from August 23, 2016

Motion was made by Mayor Hendrickson with a second by Valorie Simpson to approve the Minutes from the August 23, 2016 Planning and Zoning Meeting. Motion carried with a vote of 4-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson and Mayor Hendrickson.

Citizens Input

None

Discussion/Vote on preliminary plat revision for Robertson Estates.

Director of Development Randy Brown informed the Board that after the Commission had approved the preliminary plat for Robertson Estates with some requirements for the floodplain, the developers decided to revise the plat. Instead of the seven (7) original lots, there were now six (6). There will also be a drainage easement between lots four (4) and five (5). There is still a requirement to further define the floodplain studies and elevation for the area. Notice was given that the lots still affected by the floodplain may need to purchase flood insurance as well. Great River Engineering has also reviewed the storm water detention area and a buyout was requested for five thousand five hundred fourteen dollars and forty-eight cents (\$5514.48). The developers have stated there will be a two (2) foot berm along the property line to control flooding to Linn Drive as well.

Valorie Simpson asked if there would be an access for the future development and Mr. Brown stated yes. She also asked if the City can ensure everything is right with the floodplain on lots four (4) and (5) if this was approved. Mr. Brown stated that the preliminary plat with seven (7) lots was approved, but the changes required him to bring it back to the Commission for an update. Ms. Simpson asked if there was anything given to the developers in writing regarding the floodplain requirements. Mr. Brown said the developers were advised but we do not have all of the information from them yet. Motion was made by

Valorie Simpson and seconded by Mayor Hendrickson to accept the preliminary plat as revised for Robertson Estates. Motion carried with a vote of 4-0. Voting aye: Valorie Simpson, Lucille Murray, David Helton and Mayor Hendrickson. Motion was made by Valorie Simpson and seconded by Mayor Hendrickson to approve the storm water buyout. Motion carried with a vote of 4-0. Voting aye: Valorie Simpson, Lucille Murray, David Helton and Mayor Hendrickson.

Old Business

The Interim City Administrator Jim Bentley discussed how his first thirty (30) days on the job has gone so far. He updated the Commission on the meeting he had with the City of Springfield regarding the sewer plans. He informed the Commission that there will be a lot of projects coming in the next few meetings. Lucille Murray asked if the City would be more attractive to businesses if the sewer was fixed, and Mr. Bentley said yes.

Director of Development Randy Brown updated the Board regarding the upcoming Annexation and Rezoning requests for two parcels on the corner of AB and EE. He also stated that Phase two (2) of Autumn Brook Preliminary Plat will be coming to the next Planning and Zoning Meeting for approval. The Commission will also need to hold a public hearing on the new Amendments to the design standards in the near future. These changes included utilities in the Right-of-way now requiring tracer wires for means of locating them.

New Business

None.

Adjourn Meeting

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

Meeting adjourned at 7:30 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z