

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
August 23, 2016
7:00 P.M.

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

Citizens present: Doug Hamilton and James Bentley (Interim City Administrator).

Meeting opened by Vice-Chairman Lucille Murray at 7:02 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 Lucille Murray with a second by Terry Kathcart 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 July 26, 2016

Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Minutes from July 26, 2016. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Mayor Hendrickson and Terry Kathcart. Abstained: Lucille Murray.

Citizens Input

None

Discussion/Vote on site plan Fox River Estates Phase 2.

The Director of Development Randy Brown discussed the site plan for Fox River Estates Phase Two (2). He indicated that it is a Multi-Family consisting of four (4) 8-unit Apartments and eight (8) Duplexes, which is similar to what was built during Phase One (1). Staff recommends consideration for approval for this site plan to move forward. The developers are pursuing grant funding for the project. Valorie Simpson asked what MoDOT's opinion was on that intersection with new housing going in. Mr. Brown informed the Board that there are intersection improvements currently under design. The Four (4) lane highway project has put those on hold for the time being, but something would be in the works. The developer has also verbally agreed to contribute to the intersection improvements funding. Terry Kathcart asked if the improvements to the intersection were a condition for the site plan. The Board said they were not. Mr. Brown stated that approving this site plan will give the developer time for the engineering plans and construction plans to be completed. The City can re-address the intersection at a later date before anything is finalized. Mr. Hamilton stated that this was a thirty (30) year commitment or his company to be involved with this development. Terry Kathcart inquired about landscaping requirements along the highway. Mr. Brown stated that buffering requirements will need to be met during the process. Mr. Hamilton also informed the Board that the funding received from the State requires the developers to create a buffer along the highway. Motion was made by Terry Kathcart and seconded by Valorie Simpson to approve the site plan for Fox River Estates Phase Two (2). Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Old Business

Randy Brown informed the Board that at the last OTO Meeting, Commissioner Cirtin held a moment of silence in honor of the passing of our previous City Administrator J. Everett Mitchell.

Mr. Brown also informed the Board about a possible carport issue in the City. There are current regulations that are contradicting themselves with regards to parking and set-backs. The City had an individual inquire about placing a portable carport in front of their garage to allow for more covered parking. According to the set-back requirements, this is not possible without a variance hearing before the Board of Adjustments. David Helton stated that it should be handled on a case-by-case basis and would require a variance. Lucille Murray asked what kind of top they were wanting on the carport and Mr. Brown informed them it was metal.

New Business

Mayor Hendrickson introduced the new Interim City Administrator James Bentley to the Board.

Adjourn Meeting

Motion was made by Valorie Simpson and seconded by David Helton to adjourn the Meeting. 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