

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
April 26, 2016
7:00 P.M.

Staff present: City Administrator, J. Everett Mitchell; City Clerk, Jennifer Rowe; and Director of Development, Randy Brown;

Citizens present: Matt Kelley, Taylor Robertson, Dan Jacobs, Katie Gaspard, Joel Shiver, Amie Gilbert, and Cary Gudde.

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 Jamie Buckley and Adam Shelledy.

Approval of Agenda

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

Approval of minutes from March 22, 2016

Motion was made by Terry Kathcart with a second by Mayor Hendrickson to approve the Minutes from March 22, 2016. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Mayor Hendrickson and Valorie Simpson.

Citizens Input

None

Public Hearing regarding rezoning request for Robertson Estates

The City Administrator opened the public hearing at 7:05 p.m. Dan Jacobs of 213 Lynn Drive spoke regarding his area becoming residential. He informed the Board that his house now floods after the last development was done in his area and he is worried it will only get worse with more development. He said the flooding in that area and the sewer backing up is a major problem that needs addressed before more building takes place. Joel Siler spoke next informing the Board that his son-in-law was turned down when he wanted to build in the same area two (2) years ago, so he did not think it was right if this one gets approved. He also indicated his desire to have the flooding and sewer issues improved. The City Administrator closed the public hearing at 7:10 p.m.

Discussion/Vote on rezoning request for Robertson Estates

Randy Brown spoke about the rezoning request for Robertson Estates. The area is formerly the David Snider property and the owners intend to subdivide for future development. This subdivide would first split the R-1 house off by itself, rezone lots 1-7 to R-2, and the remainder to R-3 with no future plans. He noted that the owner is requesting that the Board table the rezoning of the R-3 area and only vote on the rezoning from R-1 to R-2 of lots 1-7. Randy Brown informed the Board that MoDOT has already sent comments regarding this rezoning request and they wish to create shared driveways on the property to alleviate congestion onto Farmer Road. Motion was made by David Helton and seconded by Terry Kathcart to recommend the Board of Aldermen move forward with the rezoning of lots 1-7 to from R-1 to R-2 as proposed. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Mayor Hendrickson and Valorie Simpson.

Discussion/Vote on preliminary plat for Robertson Estates

Randy Brown outlined the preliminary plat for Robertson Estates. He informed the Board that he had received comments from both Great River Engineering as well as staff sharing the same opinion that the flood plain was the biggest issue. The owners are proposing a storm water buyout as opposed to a detention area. The Board was in agreement with Mr. Brown that there needs to be an elevation certificate as well as a flood study done before a final plat can be approved. Randy Brown also informed the Board that Greene County has hired an outside contractor to map the flood plains through our area which should be started around July or August of 2016 and completed around July or August of 2017. Motion was made by David Helton and seconded by Terry Kathcart to proceed and approve the preliminary plat for Robertson Estates with the agreement that the flood plain must be addressed before final plat. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Mayor Hendrickson and Valorie Simpson.

Old Business

Randy Brown informed the Board that the City will be bringing the Annexation of EE back during the May 2016 meeting for approval. The City has removed the extra one quarter (¼) mile from the Annexation as Springfield will be annexing that area at a later date. He also said he is anticipating answers from MoDOT regarding the AB Annexation around the second week of May.

Randy Brown also updated the Board regarding the Comprehensive Plan revision, stating that a contract has been received with a completion date set at December 2017.

New Business

None

Adjourn Meeting

Valorie Simpson made the motion to adjourn meeting at 7:40 p.m. with a second by David Helton. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Mayor Hendrickson and Valorie Simpson. Meeting Adjourned.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z