

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

Staff present: City Administrator, J. Everett Mitchell; City Clerk, Jennifer Rowe; and Director of Development, Randy Brown; Utility Clerk, Abigail Wilson; Police Corporal, Bob Bell; City Attorney, Ken Reynolds.

Citizens present: Alderman Sam Baird, Alderman Samuel Snider, Dr. Kent Medlin, Bob Goodwyn, Floyd Maggard, Mindy Latham, Jeff Jones, Doug Jones, Martin Addie, David Raney and 38 others.

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

Roll Call

Present: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy, Alderman Paul Hood, Terry Kathcart and Mayor Corey Hendrickson. Absent: none.

Approval of Agenda

The City Administrator requested two (2) additions to the Agenda. The first would be to conduct a public hearing regarding the annexation of WD1512AA and WD1512AB. The second item is a discussion/vote to recommend that the Board of Aldermen move forward with the annexations as proposed. Motion was made by Lucille Murray with a second by Valorie Simpson to approve the Agenda with changes. Motion carried with a vote of 7-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Adam Shelledy, Alderman Hood, Mayor Hendrickson and Valorie Simpson.

Approval of minutes from February 23, 2016

Motion was made by Valorie Simpson with a second by David Helton to approve the Minutes from February 23, 2016. Motion carried with a vote of 7-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Adam Shelledy, Alderman Hood, Mayor Hendrickson and Valorie Simpson.

Citizens Input

None

Public Hearing on the proposed Annexation of WD1512AA and WD1512AB

The City Attorney opened the public hearing at 7:15 p.m. regarding the annexation of WD1512AA and WD1512AB. Citizens were invited to speak for a time limit of three (3) minutes. Comments were heard from Jeff Jones regarding resolving the sewer, but his fears were that the City is boxing in these residences with no opportunity for Springfield to annex at a later date. Doug Jones spoke next regarding his fears that the City is taking the first step in a forced annexation of the Meadows area into the City of Willard. Dr. Kent Medlin agreed that a plan is necessary but he appreciates the fact that we are moving forward. Martin Addie asked about associated costs that will be due if citizens were to annex into the City and what benefits would be available to them at that time. Finally, David Raney said he worries this is a veiled plan to incorporate everyone into City limits. The City Attorney closed the public hearing at 7:21 p.m.

Discussion/Vote to recommend the Board of Aldermen to move forward with the annexation as proposed

Randy Brown spoke about the proposed annexation of the two (2) areas on AB Hwy. The first area WD1512AA that spans from Hwy 160 south to the current City Limit sign is being annexed to clean up the City boundaries. The second area WD1512AB will extend from the City Limit sign and go south to a point two hundred (200) feet south of EE. The City has received a letter of concurrence from Greene County and is working on the details with the City of Springfield. Valorie Simpson brought up the Urban Boundary Agreement between the City of Springfield and the City of Willard indicating the

agreement that Springfield will never incorporate the Meadows area into their City limits as it is within the Willard boundary. The City has requested to table the proposed annexation of EE until further details can be obtained from Springfield regarding the fly zone. Motion was made by Terry Kathcart and seconded by Valorie Simpson to recommend the Board of Aldermen move forward with the annexation of WD1512AB as proposed. Motion carried with a vote of 7-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Adam Shelledy, Alderman Hood, Mayor Hendrickson and Valorie Simpson. Motion was made by Terry Kathcart and seconded by David Helton to recommend the Board of Aldermen move forward with the annexation of WD1512AA as proposed. Motion carried with a vote of 7-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Adam Shelledy, Alderman Hood, Mayor Hendrickson and Valorie Simpson.

Discussion/Vote on sketch plan for Robertson Estates

Randy Brown outlined the sketch plan for Robertson Estates. He informed the Board that the twenty (20) acre area is on the west side of Farmer Road, south of Wiley and north of the Bus Barn. It is currently R-1 for zoning and a rezoning request will be brought to the Board at the next meeting requesting a change for R-2 and R-3 to be added. Terry Kathcart asked if the floodplain was being addressed. Valorie Simpson asked Dr. Medlin if the school was in support of an R-3 zone being that close to a school. Dr. Medlin stated that the school was in support of it as they had no desire to pursue the use of that land. Motion was made by Lucille Murray and seconded by Terry Kathcart to proceed and approve the sketch plan for Robertson Estates. Motion carried with a vote of 7-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Adam Shelledy, Alderman Hood, Mayor Hendrickson and Valorie Simpson.

Old Business

Randy Brown informed the Board that the City was moving forward with the Hwy 160 and Hughes Road project and the Board of Aldermen had signed an extension for it. The City is also close to getting the downtown sidewalk project out for bid and waiting for plans from the future site of Glenn's Automotive.

New Business

The City Administrator informed the Board that the City has granted an agreement with Great River Engineering to update the Comprehensive Plan and we are currently waiting on the contract from them. Graduate students from Missouri State University have also been assigned several of the chapters of the Comprehensive Plan to evaluate and update. The City has also begun a City wide wastewater study that should be complete by May 2016.

Adjourn Meeting

Lucille Murray made the motion to adjourn meeting at 7:47 p.m. with a second by Valorie Simpson. Motion carried with a vote of 7-0. Voting aye: Lucille Murray, David Helton, Terry Kathcart, Adam Shelledy, Alderman Hood, Mayor Hendrickson and Valorie Simpson. Meeting Adjourned.

Valorie Simpson, Secretary

Adam Shelledy, Chairman P&Z