

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING

April 22, 2014

7:00 P.M.

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

City Attorney Ken Reynolds was also present.

Guest Present: David Hemphill; Joel Gray; Good Samaritan Boys Ranch, Casey Wray; Julie Conway; Audri Killian; Good Samaritan Boys Ranch CEO Kevin Killian; Barbara Pine; Dwayne Waterworth; Joye Waterworth; Reva Suttles; Brian Waterworth; Leesa Waterworth; Gary Wirth; Colette Halle; Jerry Hill; Emma Myers and James Myers.

Meeting opened by Vice-Chairman Adam Shelledy at 7:00 pm.

Roll Call

Present: Lucille Murray, David Helton, Alderman Bradley Mowell, Valorie Simpson, Adam Shelledy and Mayor Forshee. Robert Taylor was absent.

Approval of Agenda

Motion was made by Valorie Simpson with a second by David Helton to approve the agenda. Motion carried with a vote of 6-0. Voting Aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy, Mayor Forshee and Bradley Mowell.

Approval of minutes from March 25, 2014 regular meeting

Motion made by Lucille Murray to approve the minutes, with a second by David Helton. Motion carried with a vote of 6-0. Voting Aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy, Mayor Forshee and Bradley Mowell.

Citizens Input

None

Public Hearing to consider citizens comments on the rezoning request form R-1 to R-3 for King Ministries, Inc.

Ken Reynolds opened the public hearing at 7:03 pm.:

Citizen Colette Halle, spoke in favor of the project for the Good Samaritan Boys, but not in favor of the rezoning. Citizen Emma Myers spoke against the rezoning. Citizen Wayne Waterworth spoke about the proposed .5 million dollar project. Citizen Reva Suttles spoke against the rezoning. Kevin Killian from the Good Samaritan Boys Ranch explained this would be a transition house for girls coming out of foster care. The girls would be between the ages of 16-21, with a maximum of 10 girls to be housed at any one time. Casey Wray of the Good Samaritan Boys Ranch stated that that he has worked with a similar project for boys in Springfield and that it has been very successful. Citizen Jerry Hill spoke against the project and rezoning.

Hearing no further comments, Ken Reynolds closed the public hearing at 7:12 pm.

Discussion/vote for recommendation to the Board of Aldermen the request from R-1 to R-3 for King Ministries, Inc.

Discussion followed with a motion made by Mayor Forshee to approve the zoning change. Motion died for a lack of a second. More discussion followed about Group Home Custodial and Group Home Residential. Motion made by David Helton to deny zoning. Motion failed for a lack of a second. Board discussed how to make the project work without rezoning. Motion made by Valorie Simpson with a second by David Helton to make a recommendation of, "denial as presented", to the Board of Aldermen. Motion carried with a vote of 6-0. Voting Aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy, Mayor Forshee and Bradley Mowell.

Public Hearing to Consider and recommend to the Board of Aldermen, the following changes to the City of Willard Municipal Code Book.

a. Amendments to Chapter 400, Title IV. Land Use, Article III, Administration and Review, Part V. Review Section 400.340 Site Plan Review (F) Major Site Plan Review Process of the City of Willard Municipal Code Book

OR

b. Amendments to Chapter 400, Title IV, Land Use, Article III, Administration and Review Part 2. Commissions and Boards; Section 400.160 Planning and Zoning Commission (D) Powers and Duties of Planning and Zoning

Ken Reynolds opened the public hearing for comments.

Hearing no comments Ken Reynolds closed the public hearing.

Discussion/Vote to Consider and recommend to the Board of Aldermen, the following changes to the City of Willard Municipal Code Book. Amendments to Chapter 400, Title IV. Land Use, Article III, Administration and Review, Part V. Review Section 400.340 Site Plan Review (F) Major Site Plan Review Process of the City of Willard Municipal Code Book **OR** Amendments to Chapter 400, Title IV, Land Use, Article III, Administration and Review Part 2. Commissions and Boards; Section 400.160 Planning and Zoning Commission (D) Powers and Duties of Planning and Zoning.

Bradley Mowell made the motion to approve with a second by Valorie Simpson to recommend the proposed change to the Board of Aldermen in Amendments to Chapter 400, Title IV. Land Use, Article III, Administration and Review, Part V. Review Section 400.340 Site Plan Review (F) Major Site Plan Review Process of the City of Willard Municipal Code Book. Motion carried with a vote of 6-0. Voting Aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy, Mayor Forshee and Bradley Mowell.

Old Business

The Commission asked staff to look into possible changes in the Municipal Code Book to allow Group Home Custodial under R-1; Conditional Use and bring the item back to the Commission if the Board of Aldermen does not approve the zoning change to R-3. Randy Brown spoke about Dollar General's future location at Knight and Miller St.

New Business

No new business

Adjourn Meeting

Lucille Murray made the motion to adjourn meeting at 8:10 with a second by Adam Shelledy. Motion carried with a vote of 6-0. Voting Aye: Lucille Murray, David Helton, Valorie Simpson, Adam Shelledy, Mayor Forshee and Bradley Mowell.

Minutes submitted by Valorie Simpson

Secretary Valorie Simpson

Adam Shelledy, P&Z Vice-Chairman