

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
March 25, 2014
7:00 P.M.

Meeting opened by Chairman Robert Taylor at 7:05 p.m.

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

Attorney Ken Reynolds was also present.

Guests present: Brian Osborne and Ryan Hamilton.

Roll Call

Present: Secretary Valorie Simpson, Adam Shelledy, Lucille Murray, Dave Helton, Chairman Robert Taylor, Mayor Forshee and Bryan Vincent.

Approval of Agenda

Motion made by Valorie Simpson with a second by Adam Shelledy to approve the agenda with a change to item # 6 to read discussion/vote on the site plan for Four Corner Development. The motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Lucille Murray, Bryan Vincent, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee.

Approve the minutes from the November 26, 2013 regular meeting

Motion by Lucille Murray with a second by Adam Shelledy to approve the minutes. The motion carried with a vote of 6-1. Voting aye: Valorie Simpson, Lucille Murray, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee. Abstention by Bryan Vincent due to absence.

Citizens Input

None.

Discussion/vote on the major site plan for the Four Corners Development, LLC.

There was discussion of the site plan and various aspects such as future street access, private road or city owned road, school bus turn around and traffic concerns filling onto Hwy.160.

The Director of Development stated that MoDOT had been consulted regarding a traffic light at Hughes and Hwy 160 and deceleration lanes.

The developers presented a revised site plan that showed a 35' street (not a private road) and a cul-de-sac turn around for school busses.

There was discussion of the possibility of the future connection of Buck Lane at the north end of the proposed property with connection to the new street. **Motion** by Bryan Vincent with a second by Robert Taylor to approve the modified site plan showing the 35' street size. The motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Lucille Murray, Bryan Vincent, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee.

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

- a. Chapter 400, Title IV. Land Use, Article XVI, Guarantees for Public Improvements, Section 400.1460 Off Site Improvement Guarantees (J) Subsequent Development
- b. Chapter 400, Title IV. Land Use, Article XVI, Guarantees for Public Improvements, Section 400.1470 Guarantees for Lift Stations and Force Mains (F) Subsequent Developers
- c. Chapter 400, Title IV. Land Use, Article V, Zoning District Regulations, Section 400.440 R-3 Multi-Family Residential District

Ken Reynolds opened the public hearing for comments.

Hearing no comments, Ken Reynolds closed the public hearing.

Discussion/vote for recommendation to the Board of Aldermen amendments to Chapter 400, Title IV. Land Use, Article XVI, Guarantees for Public Improvements, Section 400.1460 Off Site Improvement Guarantees (J) Subsequent Development

The City Administrator spoke to the Commission and explained that, in his opinion, ten (10) years is too long to have this clause in effect and that a developer could potentially make a large profit as the ordinance currently reads. **Motion** by Valorie Simpson with a second by Adam Shelledy to recommend the proposed changes to the Board of Aldermen. The motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Lucille Murray, Bryan Vincent, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee.

Discussion/vote for recommendation to the Board of Aldermen amendments to Chapter 400, Title IV. Land Use Article XVI, Guarantees for Public Improvements, Section 400.1470 Guarantees for Lift Stations and Force Mains (F) Subsequent Developers

Motion by Lucille Murray with a second by Bryan Vincent to recommend the proposed changes to the Board of Aldermen. The motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Lucille Murray, Bryan Vincent, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee.

Discussion/vote for recommendation to the Board of Aldermen amendments to Chapter 400, Title IV. Land Use, Article V, Zoning District Regulations, Section 400.440 R-3 Multi-Family Residential District

Motion by Valorie Simpson with a second by Adam Shelledy to recommend the proposed changes to the Board of Aldermen. The motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Lucille Murray, Bryan Vincent, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee.

Old Business

The City Clerk distributed information to the Commission from the City Attorney regarding the waiving of permit/building fees of a political subdivision.

New Business-The Director of Development spoke to the Commission about:

- The relocation of Dollar General to the corner of Knight and Miller.
- The potential for a transition house for girls that is being funded by the Good Samaritan Boys Ranch.
- A food processing company out of Texas that is interested in opening in Willard in an industrial area.

The City Clerk stated that El Venero has procured their liquor license with the state.

Adjourn Meeting

Motion by Lucille Murray with a second by Adam Shelledy to adjourn the meeting. The motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Lucille Murray, Bryan Vincent, Adam Shelledy, Dave Helton, Robert Taylor, and Mayor Forshee.

Meeting adjourned at 8:20 p.m.

Minutes submitted by Valorie Simpson

Secretary Valorie Simpson

Robert Taylor, P& Z Chairman