

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
October 22, 2013
7:00 P.M.

Meeting opened by Vice-Chairman Robert Taylor at 7:00 p.m.

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

Staff present: City Clerk, Dale Duvall; City Administrator, David Gardner; and Director of Development, Randy Brown.

Attorney Ken Reynolds was also present.

Guests present: Mindy Latham, Sam Baird, Jared Rasmussen of Olsson Engineering, Tracia McGuire, LaDonna Rodriguez, Haley Havens, Cathy Havens, RH Bud Iseman, King Coltrin, Ken Scott, Glenn Kirkland, DJ Thompson, Matt Kelley, James Myers, Emma Myers, James Quick, Scarlett Quick and Bill Tropepe.

Roll Call:

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

Approval of Agenda

Motion made by Bryan Vincent with a second by Lucille Murray to approve the agenda. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee-Aye. All votes "Aye". Motion passed.

Elections for Chairman, Vice Chairman and Secretary for the Planning and Zoning Commission

Motion was made by Dave Helton with a second by Lucille Murray to elect Robert Taylor as Chairman. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee-Aye. Five votes "Aye". One abstention. The Mayor did not vote. Motion passed.

Motion was made by Lucille Murray with a second by Dave Helton to elect Adam Shelledy as Vice-Chairman. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee-Aye. Six votes "Aye". Mayor did not vote. Motion passed.

Motion was made by Lucille Murray with a second by Bryan Vincent to elect Valorie Simpson as Secretary. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee-Aye. Five votes "Aye". One abstention. Mayor did not vote. Motion passed.

Approve the minutes from the September 24, 2013 regular meeting:

Motion by Valorie Simpson with a second by Robert Taylor to approve the minutes. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee-Aye. Five votes "Aye". One abstention due to absence. Mayor did not vote. Motion passed.

Citizens Input

None.

Public Hearing to consider citizen comments on the proposed changes to the City of Willard Municipal Code Book, Title IV. Land Use, Chapter 400: Section 400.1520 Floodplain Management

Attorney Ken Reynolds opened the public hearing for citizen comments. There were no comments from citizens. Jared Rasmussen of Olsson Engineering informed the Commission that the proposed text changes are going to allow for further development at the land by Freedom Bank. Mr. Rasmussen also stated that they are asking for the recommendation of Great River to be forwarded to the Board and that the amendment submitted by Freedom Bank be dropped.

Discussion/Vote for recommendation to the Board of Aldermen on the proposed changes to the Floodplain Management Regulations

Adam Shelledy made a motion with a second by Lucille Murray to recommend to the Board of Aldermen the following changes by Great River Engineering to the Floodplain Management section of the code book:

Provisions for Flood Hazard Reduction

1. General Standards

c. Until a floodway is designated, no new construction, substantial improvements or other development, including fill, shall be permitted within any numbered A Zone or AE Zone on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot ~~at~~ on any adjoining or other parcel of land ~~point~~ within the community.

Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee--Aye. Seven votes "Aye". Motion passed.

Public Hearing to consider citizen comments on the rezoning request from R-3 to C-1 for Cathy and John Havens

Attorney Reynolds opened the public hearing for citizen comment.

Mr. Myers expressed concern for buffer requirements, parking, hours of operation, noise and asked if alcohol will be served at these events

Cathy Havens addressed the Commission and stated that noise will not be an issue, that the alley will not be blocked, and that the other issues that have been expressed by Mr. Myers are being addressed currently.

Mr. Scott spoke about his experience as a business owner in that area of town and spoke in support of the rezoning.

Ms. Rodriguez, also a Willard business owner, spoke of her support for the rezoning.

Mr. Quick commented that he would like to see the rezoning be approved.

Discussion/Vote for recommendation to the Board of Aldermen for the rezoning request from R-3 to C-1 for Cathy and John Havens

The Commission discussed the rezoning and a motion was made by Dave Helton with a second by Lucille Murray to recommend the rezoning to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee--. Six votes "Aye". Mayor did not vote. Motion passed.

Recommendation/Vote on the Richard Kramer lot replat request for Cardinal Hills Subdivision lots 37-40

A motion was made by Valorie Simpson with a second by Bryan Vincent to recommend the replat request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee--. Six votes "Aye". Mayor did not vote. Motion passed.

Presentation by the Economic Development Task Force on proposed sign ordinance changes

Matt Kelley of the Economic Development Task Force spoke to the Commission on the proposed changes to the sign ordinance. Valorie Simpson stated that she has concern on sign heights of 35 ft in C-1. The Commission asked that the proposed changes be brought back to them in November in ordinance form.

Old Business-None

New Business-None

Adjourn Meeting

Motion by Robert Taylor with a second by Lucille Murray to adjourn the meeting. Valorie Simpson-Aye, Lucille Murray-Aye, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee--. All votes "Aye". The Mayor did not vote. Motion passed.

Meeting adjourned.

Secretary Valorie Simpson

Robert Taylor, P& Z Chairman