

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
May 28, 2013
7:00 P.M.

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

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

Attorney Ken Reynolds was also present.

Guests present: Dave Drumm of Hood Rich Engineering, Bob Goodwyn and Kim Haase.

Roll Call:

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

Approval of Agenda

The City Clerk stated that items #10 and #11 would be moved to right after citizen input on # 6. Motion by Valorie Simpson and second by Dave Helton to approve the agenda. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes "Aye". Motion passed.

Approve the minutes from the April 1, 2013 special meeting:

Motion by Valorie Simpson; Second by Robert Taylor to approve the minutes. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Robert Taylor-Aye, Dave Helton-Aye, and Mayor Forshee-Aye. All votes "Aye". Motion passed.

Approve the minutes from the March 26, 2013 meeting:

Motion by Valorie Simpson; Second by Robert Taylor to approve the minutes. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Robert Taylor-Aye, Dave Helton-Aye, and Mayor Forshee-Aye. All votes "Aye". Motion passed.

Citizens Input

None.

Public Hearing to consider the request for a zoning change (Rezoning) for Crighton and Goodwyn LLC. There was no citizen input for or against the proposed changes.

Discussion/Vote for recommendation to the Board of Aldermen for the approval of the rezoning request for a portion of the Crighton and Goodwyn Enterprises Inc. Minor Subdivision.

The Director of Development discussed the request with the members. He stated that water and sewer had been stubbed in and that the access road would be Hughes Rd. Bob Goodwyn stated that the entire 18.49 acres was being sold contingent on these 7 acres being rezoned. He stated that they would high end duplexes and was not sure on the number of units.

Motion by Valorie Simpson; Second by Adam Shelledy to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes "Aye". Motion passed.

Discussion/Vote for recommendation to the Board of Aldermen for the approval of the Fortner Minor Subdivision.

The Director of Development discussed the project. There were no questions.

Motion by Valorie Simpson; Second by Bryan Vincent to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes "Aye". Motion passed.

Public Hearing to consider and recommend to the Board of Aldermen, changes to the City of Willard Municipal Code Book, Title IV. Land Use, Chapter 400: Land Development Regulations. There was no citizen input for or against the proposed changes.

Initiation of Amendments: Procedural action to initiate the following amendments:

- a. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.480: “M-1” Light Industrial Uses. Adding, “Any use permitted in a C-2 Zoning District,” to permitted uses.** Motion by Robert Taylor; Second by Dave Helton to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.
- b. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.530: Temporary Uses. Deleting Section 400.530 (C)(3c) and Section 400.530,(D)(1b).** This would allow for more than two temporary use permits in a six month period on a property. Motion by Mayor Forshee; Second by Bryan Vincent to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.
- c. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.590: Retail Liquor Sales Regulations. Deleting Section 400.590.** The City Clerk explained that this was to take alcohol out of the land development regulations portion of the code book and that it also removes incorrect verbiage regarding alcohol licenses. The Commission noted that section “A” should be removed also. The City Clerk stated that this will be corrected on the ordinance. Motion by Robert Taylor; Second by Adam Shelledy to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Bryan Vincent-Aye, Dave Helton-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.
- d. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.600: Telecommunication Facilities. Amending Section 400.600, (E)(2c).** This changes verbiage from Greene County to read City of Willard. Motion by Robert Taylor; Second by Bryan Vincent to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.
- e. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.1180, Preliminary Plat, (A) and Section 400.1190, Final Plat (A).** This changes the number of copies that are submitted to the City by the developer. Motion by Valorie Simpson; Second by Robert Taylor to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.
- f. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.570: Animals. Amending Section 400.570(B) (3).** This ordinance rounds up a parcel acreage to the next whole number for purposes of determining ability to have farm animals on the property. Motion by Robert Taylor; Second by Bryan Vincent to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.
8. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.520: Accessory Uses and Structures. Amending Section 400.520(B) (1a), (1b), (D)(4)and (D)(5).** The Planning and Zoning Director explained the proposed changes and after much discussion a Motion was made by Dave Helton; Second by Adam Shelledy to recommend the request to the Board of Aldermen. Valorie Simpson-Nay, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. Five votes “Aye”. One vote “Nay”. Motion passed.

9. **Discussion/vote for recommendation to the Board of Aldermen amendments to Section 400.180. Tree Board.** The City Clerk explained that these changes were being proposed so that a working tree board could be created. It allows for members outside of city limits and changes the meeting times. **Motion** was made by Valorie Simpson; Second by Bryan Vincent to recommend the request to the Board of Aldermen. Valorie Simpson-Aye, Lucille Murray---, Bryan Vincent-Aye, Adam Shelledy-Aye, Dave Helton-Aye, Robert Taylor-Aye, and Mayor Forshee- Aye. All votes “Aye”. Motion passed.

Old Business

The City Clerk stated that Charlie Gugel and Ryan Nicholls had both resigned. Adam Shelledy and Dave Helton had been appointed by the Mayor and approved by the Board of Aldermen. Elections for Chairman, Vice Chairman and Secretary will be held at the June Meeting.

Adjourn Meeting:

Motion by Dave Helton with a second by Valorie Simpson to adjourn the meeting; all votes “Aye”.
Motion passed.

Meeting adjourned.

Secretary Valorie Simpson

Robert Taylor, P& Z Vice -Chairman