

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

Meeting opened by Chairman Ryan Nicholls at 7:00 p.m.

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

Attorney Ken Reynolds was also present.

Guests present: Mike McCroskey, Chris Upp, Neil Brady and Bryan Vincent.

Roll Call:

Present: Secretary Valorie Simpson, Mayor Keltner, Vice-Chairman Robert Taylor, Chairman Ryan Nicholls, Charles Gugel and Lucille Murray. Absent: Cyndi-Trapp.

Amendment to the Agenda:

Chairman Nicholls announced that there needed to be an amendment to the agenda to change # 5”citizens input “to 6b and 7b after staff presents summaries. Motion by Lucille Murray with a second by Robert Taylor to amend the agenda. All votes “Aye”. Motion passed.

Approval of Agenda

Motion by Robert Taylor; Second by Mayor Keltner to approve the agenda with the above changes. Valorie Simpson-Aye, Lucille Murray-Aye Charles Gugel-Aye, and Mayor Keltner- Aye. Robert Taylor and Ryan Nicholls abstained. All votes “Aye”. Motion passed.

Approve the minutes from the December 18, 2012 meeting:

Motion by Lucille Murray; Second by Robert Taylor to approve the minutes. Valorie Simpson-Aye, Lucille Murray-Aye, Charles Gugel-Aye, Mayor Keltner- Aye, Robert Taylor-Aye and Ryan Nicholls - Aye. All votes “Aye”. Motion passed.

Staff summary of the preliminary plat approval for the Highway 160 West Subdivision

The City Administrator discussed the staff review of the preliminary plat noting that staff recommends approval with modifications; said modifications being as follows:

- No further development of Lot 2 should be allowed until a detailed Traffic Study is completed and approved by the City, and
- Cross-access easements are required as part of Final Plat submittal and approval for Lot 1, and
- That Lot 1 will be permitted one commercial driveway access to Hunt Road and that access shall be located at least 200-feet south of the north property line of Lot 1.

Citizens Input

Chris Upp of Conco Quarries spoke to the Commission and stated that the prospective owners had not seen the proposals of the city staff. Mr. Upp stated that he did not anticipate a problem with the driveway and stated that Conco Quarries may just put in one large driveway to access both lots.

Commission Discussion and Recommendation to the Board of Aldermen for the preliminary plat approval for the Highway 160 West Subdivision

Motion by Valorie Simpson; Second by Charles Gugel to recommend the preliminary plat be approved by the Board of Aldermen with staff's recommendations. Valorie Simpson-Aye, Lucille Murray-Aye, Charles Gugel-Aye, Mayor Keltner- Aye, Robert Taylor-Aye and Ryan Nicholls -Aye. All votes "Aye". Motion passed.

Staff summary of the request for the preliminary plat approval of the Alejandra's Place Subdivision

The City Administrator discussed the staff review of the preliminary plat noting that staff recommends approval with modifications; said modifications being as follows:

- A plat note should be added that states no access to Miller Road will be permitted for Lot 3, and
- A plat note should be added that states the driveway access for Lot 3 shall be located at least 75-feet east of the west property line of Lot 3, and
- A plat note should be added that states the driveway access for Lot 1 shall be located at least 50-feet west of the east property line of Lot 1, and
- The final plat shall show sidewalk (5-ft wide) being located along Miller Road adjacent to the west side of Lot 3 in accordance with the adopted design standards of the City of Willard, and
- The public improvement plans will address the conflict between the sidewalk and sanitary sewer located along the south side of Matthew Lane; manhole lids shall not be located in the sidewalk.
- The Commission recommends accepting the developer's request to buy out the storm water detention requirement in accordance with Section 400.1460.K.

Citizens Input

Mike McCroskey, an employee of Mr. Carden's, told the Commission that although he does not agree with a sidewalk on Miller, his employer wants to move forward with the project.

Commission Discussion and Recommendation to the Board of Aldermen for the preliminary plat approval for the Alejandra Place Subdivision

Motion by Valorie Simpson; Second by Murray to recommend the preliminary plat be approved by the Board of Aldermen with the changes recommended by staff and the submittal by the developer/owner of a completed title search. Valorie Simpson-Aye, Lucille Murray-Aye, Charles Gugel-Aye, Mayor Keltner-Aye, Robert Taylor-Aye and Ryan Nicholls -Aye. All votes "Aye". Motion passed.

Old Business

None

Adjourn Meeting:

Motion by Lucille Murray with a second by Robert Taylor to adjourn the meeting; all votes "Aye".

Meeting adjourned

Dale Duvall, City Clerk

Ryan Nicholls, P& Z Commissioner