CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
September 25, 2012
7:00 P.M.

Meeting opened by Mayor Keltner 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: Ryan Jeppsen, Jared Rasmussen, Steve Hill, Leah Leece, Elmer Leece, Albert Shockley, Jean Whitney, Russ Austin, Mike Johnson, Kathy Peck and Bob Peck.

The Mayor led the Pledge of Allegiance.

Roll Call:
Present: Secretary Simpson, Mayor Keltner, Alderman Trapp, Charles Gugel, Lucille Murray. Absent: Vice-Chairman Taylor and Chairman Nicholls.

Approve Agenda:
Motion by Commissioner Simpson; Second by Commissioner Gugel to approve the agenda. All votes "Aye".

Approve the minutes from the August 28, 2012 meeting:
Motion by Commissioner Simpson; Second by Commissioner Gugel to approve the minutes of the August 28, 2012. All votes "Aye". Motion passed.

Citizen Input:
Mayor Keltner opened the floor for citizen input. No one in attendance had anything to present.

Attorney Reynolds opened the public hearing to consider and recommend to the Board of Aldermen the rezoning request for the proposed ATM Commercial Subdivision property.
Attorney Reynolds opened the floor for citizen input.
1. Jared Rasmussen of Olsson Engineering addressed those in attendance first. The proposal was explained and Mr. Rasmussen offered to answer any questions by the citizens.
2. Russ Austin asked about a wall between the buildings and the green space.
3. Jolene Welch spoke of concerns regarding New Melville: the road's narrowness, the ditches on either side of the road, increased traffic, flooding potential, the problems associated with a new road entering onto New Melville and no sidewalks.
4. Jean Whitney spoke of concerns for flood plain management.
5. Albert Shockley asked why the city would want to place commercial businesses in between residential areas. Mr. Shockley also asked what was going to be developed in the space.
6. Steve Hill spoke of traffic increases, the issue of no sidewalks on New Melville and the potential for increased accidents.

7. Kathy Park spoke of her concern for children getting on and off of school busses in the area. She also stated flooding worries and that she did not want to be staring at the back of a building from her New Melville home.
8. Ed Welch stated concerns for property values, flooding potential and that placing commercial between residential zoning did not make sense to him.

Jared Rasmussen expressed that the detention requirements by the City would require a detention be built to be able to drain all water from the property. The drainage system would accommodate more water but it would drain slower and more consistently than it does presently. that would owners were looking at attracting a big box store

There was no more citizen input and so Attorney Reynolds closed the public hearing.
The Mayor asked for discussion among the Commission.

Commissioner Simpson stated that she was leaning towards recommending keeping the R-1 zoning as such to remedy some of the concerns of the citizens of New Melville.

Alderman Trapp asked for confirmation that if all of the city's design standards and MoDOT's requirements are not met, the project would not proceed. The City Administrator confirmed her statement, adding that the project can be done in prepared and approved phases and that required improvements may vary in doing such. Alderman Trapp also asked about the maintenance of the property and how that would be enforced. The City Administrator explained that it would be the responsibility of the owners, and that the enforcement would be the same process as it is presently.

The City Administrator informed the Commission that there were three (3) options for the Commission to take.

1. Recommend as presented to the Board of Aldermen
2. Deny recommendation to the Board of Aldermen
3. Recommend approval to the Board of Aldermen with amendments.

The City Administrator also stated that the party that requested the rezoning could ask to table the request and bring it back to the Commission after reconsideration of the concerns that have been expressed.

Jared Rasmussen of Olsson Engineering asked that the request be tabled for the time being.

Motion by Commissioner Murray with a second by Commissioner Simpson to table the rezoning request until the matter is again presented to the Commission. All votes Aye. Motion passed. Issued was tabled.

Request for approval and recommendation to the Board of Aldermen of the preliminary plat for the ATM Commercial Subdivision

The City Administrator spoke to the Commission about the proposed preliminary plat. He explained that there are two phases being proposed. MoDOT is currently reviewing the plat in regards to phase 2, and will have responses in regard to traffic.

After initial traffic studies, MoDOT has limited phase 1 to the bank and one 11,000 square foot retail center. MoDOT has also stated that no other construction can be approved until another traffic study is completed.

The City Administrator spoke to the Commission of the different items that must be approved and completed prior to more development on the site.

The City Administrator said that the only item that had not yet been submitted was a proposed draft of restrictions, covenants and boundaries. The City Administrator added that these might they be able to be addressed with the platting process.

Motion by Commissioner Murray with a second by Commissioner Simpson to recommend the approval of the preliminary plat to the Board of Aldermen. All votes Aye. Motion passed.

Proposed Amendments to the Land Development Regulations:
The City Administrator spoke about accessory structures and uses. The Commission spoke of concerns of the proposed allowed accessory building sizes on smaller lots. After discussion, staff agreed to review the proposals and bring them back to the Commission.

The Commission then took up the matter of discussing the proposed amendments dealing with Article X: SIGNS, of the Land Development Regulations. City Administrator Heatherly summarized the information in their packets, and that staff would continue to review and bring proposed changes to the Commission.
The discussion continued and concluded with an acknowledgement from the staff that there is headway being made on this project.

Adjourn Meeting:
Motion by Commissioner Murray with a second by Commissioner Gugel to adjourn the meeting; All votes "Aye". Meeting adjourned 8:51 PM.

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Dale Duvall, City Clerk

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Mayor Tom Keltner