

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
July 24, 2012
7:00 P.M.

Board present: Mayor Tom Keltner; Valorie Simpson; Charlie Gugel, Lucille Murray. Alderman Cyndi Trapp, Ryan Nicholls and Robert Taylor.

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

Ken Reynolds, City Attorney was also present.

Guest present: Sam Baird, Kyle and Beth Burch, Michael Katrosh, Bill Tropepe, Jared Rasmussen with Olsson Engineering, Mike Detkas with the Miller Valentine Group, a Great Southern bank representative

Attorney Ken Reynolds opened the Public Hearing to consider and recommend to the Board of Aldermen a request from Great Southern Bank to rezone 13.2 acres of land located on N Hwy Z from R-1 to R-3.

At this point the City Attorney asked for citizen input.

Michael Katrosh asked if there would be costs to the City for the development of the project, what their target age group was and if they were to be income restricted.

City staff assured him that no City funds would be used for the project.

Mr. Detkas from Miller-Valentine stated that it would be for ages 55 and older only, that it would be income based on 60% of the area median (basically Greene County). He said that Miller Valentine would retain ownership of the villas for a minimum of 15 years in order to receive tax credits to assist in the project costs. After 15 years they would be available to purchase. There would be one year leases and there also might be a lease to buy option.

Kyle and Sue Burch asked if there were going to be low income housing. They also asked about the company's history with upkeep and maintenance.

Mr. Detkas explained that it would not be low income housing. He also said that upkeep and maintenance are very important to them with these projects.

The Committee asked if the rents were going to be the same for all residents. Mr. Detkas said that residency is based on an average of the area's median income and that determines what the market can bear and the maximum that can be charged. Mr. Detkas stated that he thought that the rent would be in the \$500.00-\$550.00 range.

The City Attorney closed the public hearing.

Chairman Nicholls called the meeting to order.

Roll Call

City Clerk, Dale Duvall called the roll call. Lucille Murray-present; Charlie Gugel-present; Valorie Simpson-present; Alderman Cyndi Trapp-present; Mayor Keltner-present; Robert Taylor –present and Ryan Nicholls-present.

Citizen Input

None

Agenda Amendments/Approval of Agenda

Motion by Lucille Murray with a second by Robert Taylor to approve the agenda with the noted change to the address in the public hearing description. . Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls-Aye; Valorie Simpson-Aye; Robert Taylor-Aye; Cyndi Trapp-Aye. All votes aye. Motion carried.

Approve the Minutes of the Regular Meeting on June 26, 2012

Motion by Lucille Murray with a second by Tom Keltner to approve the minutes. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls-Aye; Valorie Simpson-Aye; Robert Taylor-Abstained; Cyndi Trapp-Aye. Six votes aye. One abstention due to absence.. Motion carried.

Rezoning request from R-1 to R-3 for Parcel # 880723100009 located on N. State Hwy Z.

The City Administrator spoke to the Commission about the request and presented information pertaining to the rezoning. After discussion among the Commission and staff, the Chairman asked for a motion to recommend the rezoning to the Board with staffs proposed recommendations. **Motion** made by Lucille Murray and seconded by Robert Taylor. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls-Aye; Valorie Simpson-Aye; Robert Taylor-Aye; Cyndi Trapp-Aye. All votes aye. Motion carried.

Request for replat of lots 17,18 and 19 of the Cardinal Hills Subdivision.

The City Administrator explained to the Commission that the developer, Richard Kramer, had requested this replat to accommodate a buyer of one of the lots. Lot 17 would gain 10 feet and lots 18 and 19 would each lose 5 feet.

Motion made by Robert Taylor and seconded by Valorie Simpson to recommend the request to the Board of Aldermen. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls-Aye; Valorie Simpson-Aye; Robert Taylor-Aye and Cyndi Trapp-Aye. All votes aye. Motion carried.

Old Business

The City Administrator told the Commission that staff has been very busy but that they are going to soon be working on some more text amendments and such.

Adjourn Meeting- **Motion** made by Lucille Murray and seconded by Robert Taylor. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls-Aye; Valorie Simpson-Aye; Robert Taylor-Aye; Cyndi Trapp-Aye. All votes aye. Motion carried.
Meeting adjourned at 8:05 p.m.

City Clerk, Dale Duvall

Ryan Nicholls, Chairman