

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING

June 26, 2012

7:00 P.M.

Board present: Mayor Tom Keltner; Valorie Simpson; Charlie Gugel and Lucille Murray. Alderman Cyndi Trapp, Ryan Nicholls and Robert Taylor were not present.

Staff present: City Administrator, Nicholas Heatherly and City Clerk, Dale Duvall. Ken Reynolds, City Attorney was also present.

Guest present: Marshall Buffington, Sharon Buffington, Ryan Jeppsen, Mindy Latham, Joel Rasmussen, Bryan Vincent, Mike McCrosky, Sam Baird, Shawn Baker, Dr. Sam Sanders, Bonnie Snider, Kashandra Snider, Mike Dektas, Bart Collins And Gary Brill.

Attorney Ken Reynolds opened the Public Hearing to consider and recommend to the Board of Aldermen a request from Dr Sam Sanders to rezone two parcels of land located on Beam St.

At this point the attorney asked for citizen input.

Shawn Baker, Marshall Buffington, Barb Snyder, Gary Brill, Kashandra Snyder and Mike McCrosky all spoke and all stated that they were concerned about the increased traffic flow, the possibility of decreased property value and that the neighborhood is zoned R-1 not Commercial. Dr. Sanders spoke and stated that he only sees 60-80 patients a week, Mon-Thurs. 9-5. He said that he wanted to add to the neighborhood, not take away from it.

The City Attorney closed the public hearing.

Mayor Tom Keltner led the Pledge of Allegiance
Mayor Keltner 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---; Mayor Keltner-present; Robert Taylor --- and Ryan Nicholls---.

Citizen Input

None

1. Agenda Amendments/Approval of Agenda

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

2. Approve the Minutes of the Regular Meeting on April 24, 2012

Motion by Lucille Murray with a second by Valorie Simpson to approve the minutes. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls---; Valorie Simpson-Aye; Robert Taylor---; Cyndi Trapp---. All votes aye. Motion carried.

3. Rezoning request from R-1 to C-2 for Parcel #880725201044 and # 880725202124 located on Beam St.

The City Administrator spoke to the Commission about the request and presented considerations that needed to be looked at for such a rezoning to occur. The Mayor asked for a motion to recommend the rezoning to the Board. There was no motion. The Mayor then asked for a motion to vote against recommending the request. **Motion** made by Valorie Simpson and seconded by Lucille Murray. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls--; Valorie Simpson-Aye; Robert Taylor---; Cyndi Trapp---. All votes aye. Motion carried.

4. Review of the sketch plan for the replat of Lot 1 of the Goodwyn-Freedom Bank Subdivision.

The City Administrator spoke to the Commission regarding the sketch plan. He explained that there is currently 3 zoning districts on the property. The Comprehensive Plan adopted by the city show that on that tract, there should be 2 zoning districts, C-2 and R-3. Staff explained how problems such as traffic and public improvements could be handled. After discussion, a **Motion** was made by Mayor Keltner with a second by Valorie Simpson to approve the sketch plan. **Motion** made by Valorie Simpson and seconded by Lucille Murray. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls--; Valorie Simpson-Aye; Robert Taylor---; Cyndi Trapp---. All votes aye. Motion carried.

5. Sign Ordinance Discussion

The City Administrator explained to the Commission that the Economic Development Task Force had presented to the Board, some proposed changes to the City sign ordinance. After discussion the Commission decided to take these changes under advisement. The Commission asked staff to use these proposed changes and to bring back a draft for a new sign ordinance to be reviewed. **Motion** made by Valorie Simpson and seconded by Lucille Murray. Mayor Keltner-Aye; Lucille Murray-Aye-; Charlie Gugel-Aye; Ryan Nicholls--; Valorie Simpson-Aye; Robert Taylor---; Cyndi Trapp---. All votes aye. Motion carried.

6. Presentation of potential new development in Willard

The City Administrator showed a rough draft of a proposed retirement neighborhood that is being presented to the Commission next month at the July meeting. The development would be located on Z Hwy, across from the Recreation Center on approximately 12.5 acres of land. The representatives from the development company "Miller-Valentine" answered questions from the Commission.

7. **Old Business**

There was no old business.

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

Meeting adjourned at 8:33 p.m.

City Clerk, Dale Duvall

Tom Keltner, Mayor