

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

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

Staff present: Director of Development, Randy Brown; Parks and Recreation Director, Kevin McDonald and City Administrator, Nicholas Heatherly.

Guest present: Linda Bamberry, Jared Rasmussen, and Hana Thomas.

Attorney Ken Reynolds opened the 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 and the public hearing was closed.

Attorney Ken Reynolds opened the Public Hearing to consider and recommend to the Board of Aldermen the request for the rezoning of Parcel #880726402025, as shown in the records of the Greene County Assessor's office, known locally as 307 Procter Road, which is also identified as Lot 1 of the Re-plat of the Jerry's General Store Subdivision of the City of Willard.

There was no citizen input and the public hearing was closed.

Chairman Ryan Nicholls called the meeting to order at 7:00 p.m.

Roll Call

Parks and Recreation Director, Kevin McDonald called 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

1. Agenda Amendments/Approval of Agenda

Motion by Lucille Murray with a second by Charles Gugel to approve the agenda. 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.

2. Approve the Minutes of the Regular Meeting on March 27, 2012

Motion by Robert Taylor with a second by Valorie Simpson to approve the minutes. 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.

3. Rezoning request from C-1 to C-2 for 307 E. Proctor Rd. Jerry's General Store Replat Subdivision Lot 1

The City Administrator spoke to the Commission about the request and explained that the surrounding properties were currently zoned C-2 and that this rezoning would comply with land usage of the local area. This would also allow for the property to be used for additional uses not allowed in C-1.

Motion by Robert Taylor with a second by Valorie Simpson to recommend the approval of this request to the Board of Aldermen. 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.

4. ATM Square Final Plat

The City Administrator spoke to the Commission regarding the final plat for the Bank. **Motion** by Lucille Murray with a second by Robert Taylor to recommend the approval of the final plat to the Board of Aldermen. 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.

5. Land Development Regulations Amendments

Discussion by the City Administrator of the ongoing process for clarity of various codes and definitions that have been identified by staff. The City Administrator also explained that these changes needed to be initiated by a citizen, a board member, or a member of the commission. The following were discussed for potential initiation for changes by the Commission.

Definitions:

Non Commercial , not for profit facilities

Indoor and outdoor recreation facilities

Private and non-commercial recreation areas and facilities

Motion by Valorie Simpson and seconded by Lucille Murray for staff to initiate the changes and bring them back to the Commission for recommendation to the Board of Aldermen.

Article X, Cessation 400.840 thru Section 400.980: Signs

The City Administrator spoke regarding the sign ordinance. The Mayor asked for the Commission to begin looking at the sign ordinance and current signage in the City and bring back recommendations to take to the Board. **Motion** by Lucille Murray and seconded by Valorie Simpson to initiate researching possible changes and bring them back to the Commission for recommendation to the Board of Aldermen.

6. Old Business

The issue of nuisance violations regarding unregistered and or broken down vehicles, cars parked off to the side of residential driveways and extension of driveways without a permit and not in compliance of the code. The process of nuisance violation enforcements was discussed.

8. **Adjourn Meeting- Motion** made by Robert Taylor and seconded by Charlie Gugel. 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 7:49 p.m.

City Clerk, Dale Duvall

Ryan Nicholls, Chairman