

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
March 27, 2012
7:00 P.M.

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

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

Guest present: Mr. and Mrs. Jack Ryan, Lacey Devlin and Linda Bambery.

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

Roll Call

City Clerk, Dale Duvall 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.

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.

Approve the Minutes of the Regular Meeting on December 27, 2011

Motion by Valorie Simpson with a second by Mayor Keltner 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.

Citizen Input

None

Initiation of Amendments

- a. Discussion of the merits of removing the Design Standards for Public Improvements from LDR's. Public Improvements such as streets, water, sewer, and stormwater facilities are typically on public right-of-way and as such are not subject to zoning requirements. Some of the items currently listed in our design standards are directly related to development and should either remain within the LDR's or a reference made to the standards required. **Motion** made by Charlie Gugel with a second by Robert Taylor to have staff proceed with the removing of "design standards fo public improvements" from the land development regulations and bring the issue back to the Commission for their recommendations. All votes aye. Motion carried.
- b. Discussion on whether any changes to the standards for a variance should be considered. Section 400.200.C provides a list of the standards by which a variance can be granted by the Board of Adjustment. **Motion** made by Mayor Keltner and seconded by Valorie Simpson to table this issue in order to get more information on what staff is looking to change. All votes aye. Motion to table item is carried.

- c. Discussion on whether the City should consider changing the number of plantings in the buffer yard and landscaping requirements. The issue is a continuation of the previous discussions related to the landscaping requirements. **Motion** made by Lucille Murray and seconded by Cyndi to have staff bring proposed changes to the Commission for recommendations to the Board. All votes aye. Motion carried.
- d. Discussion on issues related to expansion of driveways into side yards. A series of photos will be used as the backdrop to the discussion. Mayor Keltner stated that he wants to enforce the existing laws before we bring in new laws. After much discussion among the Commission and staff, the Mayor asked that the enforcement and the citing of violations be added to the agenda for the Board meeting in April. **Motion** made by Valorie Simpson and seconded by Robert Taylor to table this issue to allow the Board to make a determination on how they want to proceed. All votes aye. Motion to table this item is carried.
- e. Discussion on issues related to larger R-1 tracts. Accessory structures, uses, building heights, setbacks and sizes are all issues may need to be addressed. **Motion** was made by Ryan Nicholls and seconded by Valorie Simpson to have staff bring back more information on this topic. All votes aye. Motion carried.
7. Old Business-None
8. Adjourn Meeting- **Motion** made by Robert Taylor and seconded by Valorie Simpson. All votes aye. Motion carried.

Meeting adjourned at 8:30 p.m.

City Clerk, Dale Duvall

Ryan Nicholls, Chairman