

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
February 28, 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 were not present.

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

Guest present: None

Secretary, Valorie Simpson called the meeting to order.

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 was opened by Attorney Ken Reynolds.

There was no input and the hearing was closed.

Roll Call

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

Agenda Amendments/Approval of Agenda

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

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

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

Citizen Input

None

Discussion/Recommendations of the proposed amendment changes

The City Administrator explained that these proposed changes were in response to the Commissions requests at the last meeting. The City Administrator spoke to the board and again discussed the need for clarity of various codes 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 and voted on for recommendation to the Board of Aldermen:

Section 400.1470: Guarantees for Lift Stations and Force Mains; adding language to clarify use of previously collected of existing funds

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

Section 400.720: Landscape Planting Standards; reduction of caliper and height requirements

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

Section 400.705: Addition of enforcement language to ensure long term existence of required (per approved plans) landscaping

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

Section 400.120: Adding definitions

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

Section 400.780F: Increase/modify language that limits the size of vehicles permitted to be parked in residential neighborhoods.

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

Section 400.080: Correct a typo – Current reads “Section 410.120”; should read “Section 400.120”

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

Section 400.1440A: Adding Escrow Language to provide for Public Improvements in lieu of construction prior to final platting.

Valorie Simpson asked that “or Board of Aldermen” be added to the verbiage for approval of the account.

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

Section 400.1420: Deleting the Park Fee in lieu of Park land dedication

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

Old Business

None

Adjourn Meeting

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

Meeting adjourned at 7:55 p.m.

City Clerk, Dale Duvall

Valorie Simpson, Secretary