

CITY OF WILLARD
PLANNING & ZONING
NOVEMBER 27TH, 2007
7:00 P.M.

Commission present: Mayor Jamie Schoolcraft; Vice Chairmen, Valorie Simpson; Executive Secretary, Lucille Murray; Aldermen Charlie Gugel; and Bradley Dalton. Chairmen Dale Duvall; and Robert Taylor were not present.

Also in attendance: City Clerk, Kathy Blakemore; Municipal Court Clerk, Linda Murray; Director of Development, Randy Brown; Director of Public Works, Charlie Jones; and City Attorney, Doug Harpool.

Guest present: Chuck Floyd, and David Gardner.

City Attorney, Doug Harpool OPENED THE PUBLIC HEARING TO CONSIDER THE PROPOSED PDD (PLANNED DEVELOPMENT DISTRICT), WEST RIDGE SUBDIVISION, FOR CHARLES A. FLOYD, TRUSTEE.

City Attorney, Doug Harpool asked if anyone wished to speak in favor or opposition.

David Gardner with Excalibur Engineering spoke in favor of PDD.

City Attorney, Doug Harpool asked if anyone else wished to speak. No one spoke. Doug closed the Public Hearing.

City Attorney, Doug Harpool OPENED THE PUBLIC HEARING TO CONSIDER THE FOLLOWING PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS AND DESIGN STANDARDS: SECTION 2.3.2 DESIGN STANDARDS-DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WHERE CONCRETE CURB AND GUTTER EXISTS AND SHALL BE 6" THICK. ALL OTHER DRIVEWAY APPROACHES SHALL BE APPROVED BY DEPARTMENT OF DEVELOPMENT, SECTION 6.1.3 LAND DEVELOPMENT REGULATIONS-ADD STORAGE BUILDING FOR UP TO FIVE-HUNDRED-SEVENTY-SIX SQUARE FEET SHALL BE PERMITTED FOR A SINGLE FAMILY DWELLING UNIT. SECTION 14.10.4 ADD DIRECTOR OF DEVELOPMENT TO REVIEW AND APPROVE THE RESTRICTIVE COVENANTS, RULES AND BYLAWS OF THE UNIT OWNERSHIP, AS PREPARED IN ACCORDANCE WITH THIS SECTION.

City Attorney, Doug Harpool asked if anyone wished to speak in favor or opposition. No one spoke. Doug closed the Public Hearing.

Vice Chairmen Valorie Simpson called the meeting to order.

Agenda Amendments/Approval of agenda

Motion made by Mayor Jamie Schoolcraft with second by Lucille Murray to approve the agenda. All votes yes. Motion carried.

Minutes 10/23/07

Motion made by Mayor Jamie Schoolcraft with second by Bradley Dalton to approve the minutes of the Regular Meeting on October 23rd, 2007. All votes yes. Motion carried.

Proposed West Ridge Subdivision, PDD

Mayor asked if the sidewalk from the entrance of the subdivision to the East to Arrowhead Road was still included in the PDD. Chuck Floyd stated that the sidewalk would be installed. Staff recommendation is to approve the West Ridge Subdivision PDD. The developer has met all of the requirements at this time.

Motion made by Mayor Jamie Schoolcraft with second by Bradley Dalton to recommend to the Board of Aldermen that West Ridge Subdivision PDD be approved. All votes yes. Motion carried.

Proposed Amendments to Land Development Regulations & Design Standards

- a. Design Standards, Section 2.3.2-Driveway approaches shall be constructed of Portland concrete where concrete curb and gutter exists and shall be 6" thick. All other driveway approaches shall be approved by Department of Development.

Motion made by Mayor Jamie Schoolcraft with second by Valorie Simpson to recommend to the Board of Aldermen to approve the amendment to the Design Standards listed above. All votes yes. Motion carried.

- b. Land Development Regulations, Section 6.1.3-add storage building for up to five-hundred-seventy-six square feet shall be permitted for a single family dwelling unit.

Motion made by Mayor Jamie Schoolcraft with second by Charlie Gugel to recommend to the Board of Aldermen to approve the amendment to the Land Development Regulations listed above. Valorie Simpson-yes. Charlie Gugel-yes. Mayor Jamie Schoolcraft-yes. Bradley Dalton-yes. Lucille Murray-no. Motion carried.

- c. Land Development Regulations, Section 14.10.4-add Director of Development to review and approve the restrictive covenants, rules and bylaws of the unit ownership, as prepared in accordance with this section.

Motion made by Mayor Jamie Schoolcraft with second by Valorie Simpson to recommend to the Board of Aldermen to approve the amendment to the Land Development Regulations listed above. All votes yes. Motion carried.

Citizens Input

None

Old Business

City Attorney, Doug Harpool stated that the City of Springfield is going to redraft their airport zone ordinance. After the questions that Willard had at the meeting with Springfield they decided that the ordinance needed changed.

Motion made by Lucille Murray with second by Mayor Jamie Schoolcraft to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.

Kathy Blakemore, City Clerk