

CITY OF WILLARD
PLANNING & ZONING
OCTOBER 23RD, 2007
7:00 P.M.

Commission present: Mayor Jamie Schoolcraft; Chairmen Dale Duvall; Vice Chairmen Valorie Simpson; Executive Secretary, Lucille Murray; Charles Gugel; and Bradley Dalton. Robert Taylor was 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; Codes Enforcement Officer, Steve Vaughn; and City Attorney, Doug Harpool.

City Attorney, Doug Harpool OPENED THE PUBLIC HEARING TO CONSIDER THE FOLLOWING PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS:

1. HIGHER DENSITY IN R-1 DISTRICT.

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

Kim Haase and Keith Logan spoke against reducing the required square footage in an R-1 District.

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

2. AIRPORT ZONE.

City Attorney, Doug Harpool discussed the reason for needing to update our Airport Zone regulations. One update has to do with a certification engineered architect where building in an airport zone requires that. Secondly, if you put an actual subdivision in an airport zone then you have to actually give an easement for fly overs by the airlines. Third change has to do with sound proofing. Doug asked if anyone wished to speak in favor or opposition.

Keith Logan and Tammy Woody discussed their concerns on the Airport Zone amendment.

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

3. L-CURB/ROLL CURB DESIGN & CONCRETE FOR STORMWATER PIPE.

City Attorney, Doug Harpool stated that this amendment has to do with an alternative to concrete for stormwater pipe (*ADS pipe*).

Director of Development Randy Brown stated that about 2,000 feet of this pipe has been installed for a test in the Stone Creek Subdivision. Kim Haase discussed the installation of the pipe. Kim stated that the concrete flared ends needed to be used with this pipe.

City Attorney, Doug Harpool asked if there were any other comments. No one spoke. City Attorney, Doug Harpool closed the Public Hearing.

Chairmen Dale Duvall called the meeting to order.

Agenda Amendments/Approval of agenda

Motion made by Lucille Murray with second by Bradley Dalton to approve the agenda. All votes yes. Motion carried.

Minutes 09/25/07

Motion made by Lucille Murray with second by Mayor Jamie Schoolcraft to approve the meeting of the Regular Meeting on September 25th, 2007. Valorie Simpson-yes. Charles Gugel-yes. Dale Duvall-yes. Mayor Jamie Schoolcraft-yes. Bradley Dalton-abstained. Lucille Murray-yes. Motion carried.

Lorring Bullard-Habitat for Humanity

Mr. Bullard presented a slide show on the benefit of making a natural detention area.

Proposed Amendments to the Land Development Regulations

- a. Higher Density in R-1 District. No action was taken.
- b. Airport Zone. Commission recommended to staff to have someone come and speak on this issue from Springfield. Mayor stated that Randy Brown Director of Development would contact Ralph Ronstad to see if he would come and speak on this issue.
- c. L-Curb/Roll Curb Design. No action was taken.

Motion made by Lucille Murray with second by Mayor Jamie Schoolcraft to recommend to the Board of Aldermen that the ADS pipe with concrete flared ends be an option for stormwater pipe. All votes yes. Motion carried.

Minor Subdivision for Dave Snider (Farmer Rd.)

Mr. Snider stated that the neighbor on the North wants to purchase the proposed lot on the North of the proposed subdivision. Director of Development, Randy Brown stated that the city should require a 10 foot easement on the proposed Minor Subdivision along Farmer Rd.

Motion made by Lucille Murray with second by Bradley Dalton to recommend to the Board of Aldermen to approve the proposed Sketch Plan Minor Subdivision for Dave Snider on contingent of a 10' easement along Farmer Rd. being given. All votes yes. Motion carried.

Sketch Plan West Ridge Subdivision PDD

The commission discussed the proposed subdivision. Some of the commission was concerned about having access to adjoining property.

Motion made by Mayor Jamie Schoolcraft with second by Charles Gugel to table West Ridge Sketch Plan. All votes yes. Motion carried.

Old Business

City Attorney, Doug Harpool stated that the state rewrote the blasting ordinance and took much of the authority away from the cities to regulate blasting in the city limits. The City of Willard is going to have to rewrite the city ordinance to recognize the change.

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