

CITY OF WILLARD
PLANNING & ZONING
AUGUST 28TH, 2007
7:00 P.M.

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

Also in attendance: City Administrator, Fred Gress; City Clerk, Kathy Blakemore; Municipal Court Clerk/Deputy City Clerk, Linda Murray; Director of Development, Randy Brown; Director of Public Works, Charlie Jones; Codes Enforcement Officer, Steve Vaughn; and City Attorney, Doug Harpool.

Guest present: Larry Graham, Kay Irwin, Shane Richardson, and Stacia Buffington.

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

1. LIQUOR LICENSES IN THE CITY.
2. ESTABLISH CODES ENFORCEMENT OFFICER POSITION.
3. ESTABLISH FEES FOR BUILDING PERMITS.
4. ADOPT ICC CODES.

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

Kim Haase: Kim Haase, 466 W. Fr. 80, Springfield. On the Code Enforcement Officer is that going to be just residential or is that going to be commercial?

Fred Gress City Administrator: R-1 and R-2 at this point.

Kim Haase: R-1 and R-2 o.k. So you guys are going to issue permits just like Greene County has been doing?

Fred Gress City Administrator: Same procedure as a matter of fact, same fees.

Kim Haase: Same fees? Your not going to raise them any?

Fred Gress City Administrator: No, well get you next year.

Kim Haase: Yeah I figured that Fred. O.k. on the liquor, on the liquor licenses, what is the liquor licenses now? Is it like based on population or is it just pretty much open?

City Clerk, Kathy Blakemore: State regulated.

Kim Haase: I'm sorry?

City Clerk, Kathy Blakemore: State regulated.

Kim Haase: O.k. You know when we did the McDonalds we needed a five (5) percent licenses for the convenience store. I think at the time if it had been based on population we would have not got it.

City Clerk, Kathy Blakemore: It use to be population and they changed it.

Kim Haase: And they changed it to state.

City Clerk, Kathy Blakemore: Right.

Kim Haase: You know so, you know, my contingent is on the deal on the liquor licenses, you know you could get ten or fifteen or twenty only so many is going to survive, I guarantee ya. I mean you know I don't drink. Just like the guys at the convenience store they could sell packaged liquor, they chose not too. They just wanted it for beer only. But if we had not been able to have got the five percent beer license McDonalds and that convenience store would not have happened. That would of killed it. Cause when I come in and talked to Kathy, and I'm not saying, I don't foresee a lot of businesses coming to Willard to sell liquor. There is only going to be a certain amount that's going to survive. But in the future if you limit it, it could potentially you know cause a business not to look here or to go somewhere else, or just not even come here in the first place. So it could hurt as far as business growth. And I really don't anticipate that there is going to be a time coming when there is going to be a whole lot of people applying for liquor license. I mean, I think there is one or two by the drink. You know I don't know if there are going to survive or will survive and I don't know if anybody else will pick them up. So I think it's better off just leaving it like it is. Thank you.

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

Minutes 07/24/07

Motion made by Lucille Murray with second by Bradley Dalton to approve the minutes of the Regular Meeting on July 24th, 2007. All votes yes. Motion carried.

Citizens Input

Kay Irwin spoke in regards to Stone Ridge Subdivision.

Proposed amendments to the Land Development Regulations:

1. Liquor Licenses in the city.

City Administrator Fred Gress stated that this was reviewed by the Planning & Zoning Commission a few months ago. Planning & Zoning Commission recommended to the Board of Aldermen that the regulation on the liquor licenses remain the same. Board of Aldermen requested that Planning & Zoning conduct another Public Hearing to try and get more community involvement. Recommendation from the staff is to forward this issue back to the board to leave the regulations as is.

Motion made by Valorie Simpson with second by Lucille Murray to recommend to the Board of Aldermen to leave the regulations for the Liquor Licenses as is. All votes yes. Motion carried.

2. Establish Codes Enforcement Officer Position.

Mayor asked what department this position fell under. City Administrator Fred Gress stated that it was under Planning and Development.

Chairmen Dale Duvall stated that the ordinance that they had received to review stated under section 3B, "any building, structure or development with the City." City Administrator Fred Gress stated that this was for any nuisance ordinance.

Motion made by Mayor Jamie Schoolcraft with second by Lucille Murray to recommend to the Board of Aldermen to approve establishing Codes Enforcement Officer Position. All votes yes. Motion carried.

3. Establish fees for building permits.

City Administrator Fred Gress stated that the city would be mirroring Greene County fees.

Motion made by Lucille Murray with second by Mayor Jamie Schoolcraft to recommend to the Board of Aldermen to approve the city mirroring Greene County fees for building permits. All votes yes. Motion carried.

4. Adopt ICC Codes.

City Administrator Fred Gress stated that the city would be adopting ICC Codes that Greene County adopted.

Motion made by Mayor Jamie Schoolcraft with second by Bradley Dalton to recommend to the Board of Aldermen to approve the city adopting ICC Codes that Greene County adopted. All votes yes. Motion carried.

Stone Ridge Final Plat

Randy Brown Director of Development stated that Stone Ridge Subdivision still had some items on the punch list that had not been addressed. The following items that need to be addressed: Dirt needs to be leveled out to grade west of the Lift Station, by the fire hydrant. Concrete wing walls that were poured need to be grouted and patched. Next to the Lift Station an area has been disturbed, it needs to be cleaned up. Rocks larger than 2" need to be picked up, some black dirt brought in and leveled out and the disturbed area seeded and straw spread to restore ground cover. The gates need to be installed properly. The subdivision needs to be mowed. All lien waivers need to be turned in.

Robert Taylor asked Randy to talk with the neighbor to the north of the Lift Station after the cleanup was done to make sure that it was adequate with him. Randy stated he would talk with the neighbor. No action was taken on this issue due to the punch list items not being completed.

Replat of Park Estates I (lots #2, #3, & #6)

Motion made by Mayor Jamie Schoolcraft with second by Lucille Murray to recommend to the Board of Aldermen that the Replat of Park Estates I be approved. All votes yes. Motion carried.

Minor Subdivision Sketch Plan for TADA Homes, LLC. (corner of Mill & Main)

Motion made by Mayor Jamie Schoolcraft with second by Lucille Murray to recommend to the Board of Aldermen that Minor Subdivision Sketch Plan for TADA Homes, LLC. be approved. All votes yes. Motion carried.

Airport Zone

City Administrator Fred Gress requested that the Commission schedule a Public Hearing to amend the city's regulations on the airport zone due to the purchase of the Meadows Water System.

Motion made by Lucille Murray with second by Mayor Jamie Schoolcraft to set a Public Hearing for the next regularly scheduled Planning & Zoning meeting to address the airport zone regulations. All votes yes. Motion carried.

Higher Density Single Family District

City Administrator Fred Gress requested that the Commission schedule a Public Hearing to review proposed amendment to the Land Development Regulations to allow for a Higher Density Single Family District. Also Fred suggested P&Z taking a fieldtrip to Habit for Humanity.

Motion made by Mayor Jamie Schoolcraft with second by Charles Gugel to schedule a Public Hearing for the October P&Z meeting, to review proposed amendment to the Land Development Regulations to allow for a Higher Density Single Family District. All votes yes. Motion carried.

L-Curb/Roll Curb design, Alternate concrete for Stormwater pipe

City Administrator Fred Gress requested that the Commission schedule a Public Hearing to review proposed amendments to the Land Development Regulations concerning L-Curb/Roll Curb design and an alternate concrete for Stormwater Pipe.

Motion made by Mayor Jamie Schoolcraft with second by Valorie Simpson to schedule a Public Hearing for October P&Z to review proposed amendments to the Land Development Regulations concerning L-Curb/Roll Curb design and an alternate concrete for Stormwater Pipe. All votes yes. Motion carried.

Work Session-Kent Morris

City Administrator Fred Gress requested that Planning & Zoning Commission approve Work Session with Kent Morris in September P&Z to discuss County Land Use Plan and Higher Density.

Motion made by Lucille Murray with second by Mayor Jamie Schoolcraft to schedule a work session with Kent Morris in September. All votes yes. Motion carried.

Old Business

Randy Brown Director of Development stated that the city has been working with Chuck Floyd on West Ridge Subdivision. They will be submitting a Sketch Plan for this 18 lot subdivision. Longview Subdivision development has been sold and is in the process again for development.

Motion made by Lucille Murray with second by Bradley Dalton to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.

Kathy Blakemore, City Clerk