

CITY OF WILLARD
PLANNING & ZONING
SEPTEMBER 26TH, 2006
7:00 P.M.

Commission members present: Mayor Thomas J. Keltner, Chairmen Dale Duvall, Executive Secretary Lucille Murray, Charles Whitehead, Jim McKee, Bradley Dalton, and Charles Gugel. Jeff Bowers and Charles Whitehead were not present.

Also in attendance: City Administrator, Fred Gress; Deputy City Clerk, Linda Murray; Director of Development, Randy Brown; Board of Adjustment member, Chairmen Frank Kauffman; and City Attorney, Ken Reynolds.

Guest present: Dale & Leota Stafford, Art & Donna Renfrow, Sandy Renfrow, Kammy Renfrow, Evans Ross, Melissa Smith and girls, and Jackie Gamble.

City Attorney Ken Reynolds opened the PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS FOR PLANNED UNIT DEVELOPMENT DISTRICT.

Ken asked if anyone wished to speak in favor or opposition. No one spoke. Ken closed the Public Hearing.

City Attorney Ken Reynolds opened the PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR DONNA RENFROW, 202 CHERRY LANE, TO PERMIT AN IN HOME DAYCARE.

Ken asked if anyone wished to speak in favor or opposition.

Donna Renfrow: I'm Donna Renfrow. To begin with I'm not opening a new business I have had this business for fourteen (14) years and it's in my home. And I have five children with four positions, three are full-time and two are part-time intertwined between days. I found out that I needed a permit after I had put a sign up in my front yard. And I was advertising for an opening and apparently I needed a permit four years ago. So here I am wanting a permit, but I've got to go through this in order to do it. And just to let you know I mostly, thorough word of mouth that I have been getting children. And only about five or six times have I ever had to put it in the newspaper. Then I got this brainy about hey, let me put a sign in my front yard. And that's when it all started since July I been just very, freaky out here, a word from the seventies. So anyway just to let you know a little bit about me. O.K. I have been here about fifteen (15) years in the same home in Ozark, I mean in Willard. What I do I take care of children who's parent do not what there children in an environment other than a home environment, and that's what I do. I even have had parents call me that have their children like eighteen (18) months old and they can't get into the Smart Start Daycare until their two and so I watch,

if I have an opening, that child for about six (6) months. And when they turn two (2) they go directly to Smart Start. And ironically the people who refer them to me are the people who work there at Smart Start so there is no competition between us whatsoever. And I have taken care of will over two hundred (200) children. I have a four year old I have watched since he was newborn and now he goes to preschool which I encourage the family, please send your children to preschool. I do not want to have them with me all the time to a point where all of a sudden they go to kindergarten and they know certain things. They know how to count, they know there ABC's. But they need a lot more than that. I think they can get that in a daycare two or three days a week. And I watch his nine month brother. And in the passed these are the people that I have taken care of. I have taken care of single mothers children. I have taken care of teachers children. I have taken care of Marsha Krots, the school councilors daughter this was about six years ago. I have taken care of Dennis Twitchell grandkids in the past. And way back in the past, his fosters child. I have taken care of the grandchildren the two grandsons of Carolyn Pucutt who is the school board president. And for four years I have taken care of a little girl who's mother works for the Division of Family Services. And at present time I watch a little girl who's mother works for the State Highway Patrol. But it doesn't matter what these certain people do for a living but that this is just an example of how the people of this community have entrusted me with the safety of their children. That's all I have to say. Thank you.

City Attorney Ken Reynolds asked if there were any additional comments or questions regarding this issue. No comments. Ken closed the Public Hearing.

Chairmen Dale Duvall called the meeting to order.

Agenda Amendments/Approval of agenda

Motion made by Mayor Thomas J. Keltner with second by Jim McKee to approve the agenda. All votes yes. Motion carried.

Minutes 08-22-06

Motion made by Bradley Dalton with second by Lucille Murray to approve the minutes of the Regular Meeting on August 22nd, 2006. All votes yes. Motion carried.

Citizens Input

None

Text Amendment to LDR's/Planned Development District

City Administrator Fred Gress stated that he and the City Attorney have been working on this for about a month now. Fred stated that it would replace the PUD (Planned Unit Development) residential and the mixed PUD (Planned Unit Development) that is currently in the regulations. This is a big change for the Land Development Regulations and the city would like to get some public input.

Motion made by Mayor Thomas J. Keltner with second by Lucille Murray to postpone action in an attempt to get more public input. Public Hearing continued until October 24th, Planning and Zoning Meeting. All votes yes. Motion carried.

City Administrator Fred Gress stated that we had applied for the Dream Grant. Hannibal, West Plains, Cape Girardeau, Excelsior Springs, Hermann, Kennett, Neosho, St. Joseph, Sedalia, and Washington received the Grant.

Conditional Use Permit/In home Daycare

Motion made by Lucille Murray with second by Bradley Dalton to recommend to the Board of Aldermen to approve the Conditional Use Permit for Donna Renfrow for an in home daycare. All votes yes. Motion carried.

Review R-1 District setback-40' or 35'

Fred discussed the request that was made to the Board of Adjustments for a front yard variance to allow a larger porch. Fred stated that in that location most of the houses do not have a 40' setback. This 40' regulation was set in 2002. Fred also stated that most of the new developments that are going in now are going in under PUD which requires a 35' setback. Fred requested that the Commission set a Public Hearing to reduce the front yard setback from 40' to 35'.

Motion made by Charles Gugel with second by Lucille Murray to set a Public Hearing for October 24th to reduce the front yard setback in an R-1 District from 40' to 35'. All votes yes. Motion carried.

Old Business

None

Motion made by Lucille Murray with second by Charles Gugel to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.

Kathy Snyder, City Clerk