

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
December 15, 2022
7:00 P.M.

Staff present: Interim City Administrator, Steve Bodenhamer; City Planner, Scott Hayes; and Acting City Clerk, Dona Slater.

City Attorney Ken Reynolds was not present.

Citizens present: Leonard and Jennifer Smith, and James D. Tucker.

Meeting opened by Chairman Terry Kathcart at 7:00 P.M.

Roll Call

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Derrick Estell, and Burnis Coleman.
Absent: Jose Casanova.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Burnis Coleman to approve the agenda. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Burnis Coleman, and Derrick Estell.

Revisit Minutes from Meeting June 28, 2022.

Ms. Simpson stated that the Minutes from the June 28, 2022 meeting were not correct.

Motion was made by Valerie Simpson and seconded by Burnis Coleman to reconsider the Minutes from the Meeting June 28, 2022 after amendments were made. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Burnis Coleman, and Derrick Estell.

Approval of the Minutes from the Meeting June 28, 2022.

Motion was made by Terry Kathcart and seconded by Derrick Estell to approve the Minutes from the Meeting June 28, 2022 after revisions have been made to correct the Minutes. Voting aye: Burnis Coleman, Alderman Baird, Terry Kathcart, Valorie Simpson, Jeff LaMontia, and Derrick Estell.

Approval of the Minutes from the Meeting October 25, 2022.

Motion was made by Valerie Simpson and seconded by Jeff LaMontia to approve the Minutes from the Meeting October 25, 2022. Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, and Burnis Coleman.

Citizen Input.

None.

Discussion/Vote on Minor Subdivision for the Jesse Abney Trust.

Discussion was made by Mr. Hayes. He stated the plan is to divide the property into 3 lots total. The existing sewer system prohibits any additions. The intent of zoning codes has been met. The piece of property with the house will be sold and the rest will be retained and sold for future development. Mr. James D. Tucker was in attendance as a representative of the applicant. He stated the owner lives out of town and doesn't want to be a landlord or have the property deteriorate.

Motion was made by Burnis Coleman and seconded by Jeff LaMontia to approve the Minor Subdivision for the Jesse Abney Trust. Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, and Burnis Coleman.

Discussion on Rezone of 805 and 801 Rocky Lane.

Discussion was made by Mr. Hayes. He said he incorrectly listed the zoning as M-3 in the published Public Notice and it will need to be published again with the correct information. Mr. Leonard Smith wants to rezone to C-2 as a general business district. His goal is to add parking and rental space. The property is located just north of Tanner's and Dollar General.

Discussion on a Special Session of the Planning and Zoning Commission for the month of January 2023.

Discussion was made by Mr. Hayes to hold a special session of the Planning and Zoning Commission on January 5, 2023 and discuss the rezone of 805 and 801 Rocky Lane and allow the item to be presented at the next Board of Aldermen meeting in January 2023.

Motion was made by Terry Kathcart and seconded by Jeff LaMontia to hold a Special Session of the Planning and Zoning Commission on January 5, 2023. Motion carried with a vote of 6-0. Voting aye: Burnis Coleman, Derrick Estell, Jeff LaMontia, Valorie Simpson, Terry Kathcart, and Alderman Baird.

Discussion on the Future Land Use map located in Appendix B of the 2019 Comprehensive Plan.

Mr. Hayes gave a history of planning and zoning and noted the difference between them. Land use is a broader picture, not restrictive, more flexible, and not legally binding. Zoning is more specific and detailed but they work hand in hand together. The Comprehensive Plan is a guide and a key piece. It is the sole responsibility of the Planning and Zoning Commission. Updating the Future Land Use map signals ideas for growth and helps defend decisions. He is enthusiastic to move forward and will begin the legal steps to revise the Comprehensive Plan and have public meetings for citizen input. The decision to adopt a new Comprehensive Plan rests with the Commission. Ms. Simpson asked Mr. Hayes to let the Commission know when he will bring the first step. He stated he can add an agenda item at every meeting. A Comprehensive Plan should be revised every five (5) years. Ms. Simpson stated the previous Comprehensive Plan was made in 1999 and revised in 2019. Mr. Bodenhamer said Mr. Hayes did a great job with his presentation. He also stated it is the job of the Planning and Zoning Commission to look to the future and not squander opportunities. Commercial retail sales fund the General Fund of the City. He said Farmer and Miller, and AB and EE should be studied for potential commercial use and to maximize the opportunity.

New Business.

Mr. Kathcart inquired if there is any prospectus on a new City Administrator. Mr. Bodenhamer stated the position may be advertised in January 2023 and interviews of candidates may begin in the first quarter of 2023.

Unfinished Business.

None.

Adjourn.

Motion was made by Valorie Simpson and seconded by Burnis Coleman to Adjourn. Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman, and Derrick Estell.

Meeting Adjourned at 8:00 p.m.



Valorie Simpson, Secretary



Terry Kathcart, Chairman