

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
March 28, 2023
7:00 P.M.

Staff present: Interim City Administrator, Steve Bodenhamer; City Planner, Scott Hayes; Planning Assistant, Tammy Nephew, and City Clerk, Dona Slater

Citizens present: Ronnie Todd, Gypsy Todd, Mike and Becky Arner, Matt Kelley, Bryan and Lacey Martens, Jeanie and Caleb Rust, and LouAn Cox.

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

Roll Call

Present: Jose Casanova, Valorie Simpson, Terry Kathcart, Derrick Estell, Jeff LaMontia, and Mayor Pro-Tem Corey Hendrickson. Absent: Burnis Coleman, and Alderman Sam Baird.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Jose Casanova to approve the Agenda.

Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Valorie Simpson, Terry Kathcart, Jeff LaMontia, Derrick Estell, and Mayor Pro-Tem Corey Hendrickson.

Approval of the Minutes from the Meeting February 28, 2023

Motion was made by Valorie Simpson and seconded by Derrick Estell to approve the Minutes from the Regular Meeting February 28, 2023.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Jose Casanova, Valorie Simpson, Terry Kathcart, and Jeff LaMontia. Mayor Pro-Tem Corey Hendrickson abstained.

Citizen Input

LouAn Cox asked if the citizens could speak. Mr. Hendrickson said they can speak during the public hearing.

Public Hearing on Rezone of North Charlotte Avenue, Parcel #0726201092

Mayor Pro-Tem Corey Hendrickson opened the public hearing at 7:05 p.m.

Michael Arner, 5751 N. Charlotte asked why this parcel is being rezoned commercial. Mr. Bodenhamer suggested Mr. Hayes present the zoning change first then address questions.

Discussion on Rezone of North Charlotte Ave., Parcel #0726201092

Mr. Hayes stated the property is owned by the City. It is currently zoned R-1, Residential. The City would like to rezone to a C-1, Commercial as the R-1 zoning does not fit in with the plans for the Public Works department's use of the property. First, sheds will be built to store salt, gravel, pipe, and equipment. Phase 2 will be to build a new Public Works shop for maintenance of equipment and offices when funds become available. Mr. Bodenhamer said the current Public Works facility is downtown and there is no capacity to store everything. Stuff is being stored outside. Mr. Hayes said the sheds will be open on the Highway 160 side. Mr. Hendrickson use his cell telephone to show citizens a map of the area so they could better understand the City's plans. Ms. Cox stated she is concerned with the speed City employees drive down the road. Mr. Bodenhamer said this issue will be addressed with the Public Works Director. He also stated that the City will take care of any spillage and trash issues. The citizens wanted to know if the City will be maintaining N. Charlotte Avenue. The road is dedicated to the county so the City will not be maintaining the road but will mow the roadside.

Mr. Estell thanked the citizens for voicing their concerns. He believes all federal, state, and local governments are exempt from zoning laws but he will verify this. Mr. Bodenhamer said he will seek the opinion of City counsel.

Motion was made by Derrick Estell and seconded by Jose Casanova to table the discussion/vote on the rezoning of North Charlotte Ave., Parcel #0726201092 pending further information.

Motion carried with a vote 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Valerie Simpson, Terry Kathcart, Derrick Estell, and Corey Hendrickson.

Mayor Pro-Tem Corey Hendrickson closed the Public Hearing at 7:45 p.m.

Re-approval of Hoffman Hills Preliminary Plat and Development Plan. Discussion/Vote

Mr. Hayes stated the Preliminary Plat and Development Plan was last approved in 2021 so he has brought it back for re-approval. Nothing has changed and the project is moving quickly and efficiently.

Motion was made by Valerie Simpson and seconded by Jose Casanova to re-approve the Hoffman Hills Preliminary Plat and Development Plan.

Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Valerie Simpson, Terry Kathcart, Derrick Estell, and Corey Hendrickson.

ATM Commercial Subdivision Phase 3 Preliminary Plat. Discussion/Vote

Mr. Hayes said this has been a very long running issue. Former Planning and Development Director Randy Brown had concerns about water run-off and the flood plain. Mr. Hayes is asking the Planning and Zoning Commission to approve the Preliminary Plat. Submissions have been made to FEMA and there will be no final plat until the flood plain issue is resolved.

Motion was made by Corey Hendrickson and seconded by Derrick Estell to approve the ATM Commercial Subdivision Phase 3 Preliminary Plat.

Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Valerie Simpson, Terry Kathcart, Derrick Estell, and Corey Hendrickson.

Discussion of Preliminary Plat Approval periods.

Mr. Hayes gave examples from other cities of their approval periods. Willard's code is currently twelve (12) months. If all preliminary details are not completed in that time the plat must be re-approved. He is seeking the thoughts and opinions of the Commission. Mr. Estell said it is important for builders to finish quickly but understands the time constraints and he thinks two (2) years is enough time to get things done. Mr. Kathcart said he thinks two (2) years is a more sensible timeframe. He asked the Board to look at examples and to bring the issue back at the next meeting to discuss what is best for the City.

Discussion of Future Land Use Map

Mr. Hayes said he has updated the Future Land Use Map. He said the City needs to decide what we have, what we want, and where we want to go. Ms. Simpson said we should look at sections of the map and work them separately instead of trying to do the entire map at one time. Mr. Hayes recommended looking at parcels outside of Willard also. Mr. Bodenhamer said to look at major thoroughfares to see where future development would be best.

New Business.

None.

Unfinished Business.

Ms. Simpson asked about landscaping for TR Fitness. Mr. Hayes stated they have until August 31st to finish.

Mr. Kathcart thanked all of City staff for their hard work.

Adjourn.

Motion was made by Terry Kathcart and seconded by Jose Casanova to Adjourn.

Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Valerie Simpson, Terry Kathcart, Derrick Estell, Jeff LaMontia, and Corey Hendrickson.

Meeting Adjourned at 8:45 p.m.



Valorie Simpson, Secretary



Attest: Dona Slater, City Clerk



Terry Kathcart, Chairman