

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 25, 2023
7:00 P.M.

Staff present: Interim City Administrator, Steve Bodenhamer; City Planner, Scott Hayes; Deputy City Clerk, Cheryl Richardson, and City Clerk, Dona Slater

Citizens present: Ronnie and Gypsy Todd, Mike and Becky Arner, Bryan and Lacey Martens, and Andrew Craighead.

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

Roll Call

Present: Valerie Simpson, Terry Kathcart, Derrick Estell, Burnis Coleman, Alderman David Keene, and Mayor Sam Snider. Absent: Jose Casanova and Jeff LaMontia.

Amendment to Agenda

Motion was made by Valerie Simpson and seconded by Derrick Estell to amend the agenda by moving line item 5 after line item 6.

Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Valerie Simpson, Terry Kathcart, Alderman Keene, Burnis Coleman, and Mayor Snider.

Approval of Agenda

Motion was made by Valerie Simpson and seconded by Derrick Estell to approve the agenda as amended.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Valerie Simpson, Terry Kathcart, Alderman Keene, and Burnis Coleman. Mayor Snider abstained.

Approval of the Minutes from the Meeting March 28, 2023

Motion was made by Derrick Estell and seconded by Terry Kathcart to approve the Minutes from the Regular Meeting March 28, 2023.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Valerie Simpson, Terry Kathcart, Alderman Keene, and Burnis Coleman. Mayor Snider abstained.

Citizen Input

Ronnie Todd, 5736 N. Charlotte Ave., said this is a private road maintained by the residents. They never received notification of meetings. He also stated he has seen people doing drugs on Charlotte Ave. twice. He said the gate at lift station B is being left open 24/7. They were told at the last meeting that the gate would be kept closed. Vehicles are still speeding on the road, but they are going so fast he can't get the truck numbers. He feels property values will go down because of the speeding and it is throwing rocks in the yards. He asks the Planning and Zoning Commission to investigate the matters of speed and safety.

Mike Arner, 5751 N. Charlotte Ave., said he spoke with Justin Robinson of the Public Works department and he was not pleased with how he was received by Mr. Robinson. Mr. Arner said he believes the speed limit should be 10 to 15 miles per hour. Mr. Robinson said it is 25 to 30 miles per hour. Mr. Arner states that if they are outside of their homes the trucks slow down but if they are inside the trucks speed.

Terry Kathcart recommends the homeowners in the City limits bring the issue to the Board of Aldermen and ask the speed limit to be changed. Mr. Arner said it is a short gravel road and there should be no speeding anyway. He thinks the City feels if they are outside of City Limits it doesn't give a crap about them. He also said he wants a privacy fence around lift station B. Mr. Kathcart commented that there are no site plans yet.

Bryan Martens, 5738 Charlotte Ave., asked why they need to go to the Board of Aldermen to get the speed limit changed to get City employees to slow down? He thinks the City should address this issue. Mr. Kathcart said he is merely making a suggestion as this board can't address this issue. It needs to go to the Aldermen and Board.

Mayor Snider stated there is obviously a problem with City employees. If it continues the citizens need to reach out to the City Administrator, Public Works Director, or the Mayor.

Mr. Bodenhamer said he appreciates and understands their concerns. He said we have several employees and that is why we need a truck number. He told the citizens to call City Hall when the speeding happens so we can investigate. If they wait several days, it is much harder to track down the employees speeding. He stated the City does care about county residents. The debate about the road is the county said it is a private road. The plat dedicates the road to county and public. If the City annexes the road, we can provide maintenance to it.

Mr. Kathcart said he is sympathetic to the residents' concerns but this is the wrong Board as they have no power to make changes.

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

Mr. Bodenhamer stated this agenda item was tabled at the Planning and Zoning Commission meeting held March 28, 2023, due to concerns and comments of residents. He said trash has been removed and city employees have been told to slow down. When this land was platted, the road was dedicated to the county. For the City to maintain the road it will have to be annexed into the City. The residents cannot be forced to annex.

The C1 zoning allows for government buildings. The City needs a Public Works facility reasonably located in town and with enough ground for expansion.

Mr. Hayes stated the property is owned by the City and is currently zoned R-1. This zoning does not allow shops or storage.

Valerie Simpson said line 11 of Section 400.460 of the City's code excludes office buildings, shops, loading yards and warehouses. She suggested the word "excluding" be removed from the code.

Mr. Bodenhamer stated we need to move forward with this. The Public Works building downtown is non-conforming. Terry Kathcart sees no problem re-doing the code as soon as possible.

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 on 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

Terry Kathcart, Chairman

Attest: Dona Slater, City Clerk