

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 23, 2023
7:00 P.M.

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

Citizens present: Ryan Jeppson.

Meeting opened by Chairman Terry Kathcart at 7:00 p.m.

Roll Call

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

Agenda Amendments/Agenda Approval

Motion was made by Valerie Simpson and seconded by Jeff LaMonita to approve the agenda.

Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider.

Approval of the Minutes from the Regular Meeting April 25, 2023, and the Special Called Meeting May 16, 2023

Motion was made by Terry Kathcart and seconded by Burnis Coleman to approve the minutes from April 25, 2023, and May 16, 2023.

Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider.

Citizen Input

None.

Hoffman Hills Final Plat and Development Plan Phase I. Discussion/Vote

Mr. Scott Hayes said he has received the final plat. Public Works has performed sewer and water testing and completed their final walk through. Sidewalks and the final grading need to be finished. They are pouring concrete for the sidewalks. He stated the developer has done what we have asked. They have been nice to work with and will make sure everything is done to code. They should be almost done in two weeks.

Ms. Simpson asked if the walking area would be done. Mr. Hayes said that is part of Phase II. Phase II has been submitted and is close to approval.

Motion was made by Valorie Simpson and seconded by Jeff LaMontia to approve the Hoffman Hills Final Plat and Development Plan for Phase I and to send to the Board of Aldermen for approval.

Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider.

Discussion of Future Land Use Map

Mr. Hayes handed out a survey to the Commission. He stated this survey gives the community an opportunity to share their opinions of what they would like to see done in the City of Willard. He said any feedback on how to get the survey to citizens is welcome. It was proposed that the survey could be put in with the utility bills. He said there is no rush to get this finished and he will take the responses no matter when he gets them. Jeff LaMontia said he thinks this will be really helpful.

New Business

Mr. Hayes said next month it will be time to select a Chairman and Secretary for the Planning and Zoning Commission for one-year terms. He stated Ms. Simpson was re-appointed to serve on the Commission but not as secretary.

Mr. Terry Kathcart said the Board of Aldermen had a presentation from Kutok Rock and he was very impressed. He suggested maybe Mr. Hayes or Mr. Greg Williams, Economic Development Director, could do a presentation of the same to the P&Z Commission. Mr. Steve Bodenhamer, Interim City Administrator, gave a brief overview of the presentation to the Commission.

Unfinished Business

Mr. Hayes said Springfield Brew Company had a reception for City officials that went well. Everyone is looking forward to the project. Drawings should be available in a couple of weeks. He said a press release went out on May 18, 2023, with preliminary drawings. He said the mural will remain on the front of the building.

Mayor Snider stated that we don't currently have a Board of Adjustments. Their terms have all expired. He said if there is a challenge to zoning, the Board of Adjustments sorts it out. We need five (5) people from the community but not Planning and Zoning Commission members. Mr. Bodenhamer suggests having up to 3 alternate members because you need four (4) to vote.

Adjourn.

Motion was made by Valorie Simpson and seconded by Burnis Coleman to Adjourn.

Motion carried with a vote of 6-0. Voting aye: Valorie Simpson, Terry Kathcart, Burnis Coleman, Alderman David Keene, Jeff LaMontia, and Mayor Snider.

Meeting Adjourned at 7:46 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Attest: Dona Slater, City Clerk