

# **CITY OF WILLARD, MISSOURI**

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



## **MEETING AGENDA AND PACKET**

### **PLANNING AND ZONING COMMISSION**

**Regular Meeting**

**May 28, 2019**

**7:00 p.m.**

**Willard City Hall**

**224 W. Jackson Street**

### **PLANNING AND ZONING MEMBERS**

**Alderman Whitman**

**Terry Kathcart, Chairman**

**Valorie Simpson, Secretary**

**Mayor Corey Hendrickson, Vice-Chairman**

**Dave Helton**

**Jose Casanova**

**Bob Horn**

**Randy Brown, Director of Development**

**[www.cityofwillard.org](http://www.cityofwillard.org)**

CITY OF WILLARD  
PLANNING AND ZONING  
REGULAR MEETING  
May 28, 2019  
7:00 P.M.

Notice posted on May 22, 2019

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., May 28, 2019 at Willard City Hall, 224 W. Jackson, Willard, Missouri.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the Meeting February 26, 2019 and the Work Study on May 09, 2019.
5. Citizen Input.
6. Public Hearing for 2019 Comprehensive Plan adoption.
7. Discussion/Vote to adopt the 2019 Comprehensive Plan.
8. New Business.
9. Unfinished Business.
10. Adjourn.

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING:

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CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING  
REGULAR MEETING  
FEBRUARY 26, 2019  
7:00 P.M.

Staff present: City Administrator, Brad Gray; Director of Development, Randy Brown; and City Clerk, Jennifer Rowe.

City Attorney Ken Reynolds was not present.

Citizens present: Donald Hancock, Mr. Sayer,

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

Terry Kathcart led the pledge of allegiance.

**Roll Call**

Present: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Bob Horn was absent.

**Approval of Agenda**

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Agenda. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Approval of minutes from January 22, 2019 Meeting.**

Motion was made by Valorie Simpson with a second by Alderman Whitman to approve the Minutes from the January 22, 2019 Planning and Zoning Meeting. Motion carried with a vote of 5-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart and Alderman Whitman. Mayor Hendrickson abstained.

**Citizens Input**

None.

**Discussion/Vote on Lot Split for Cardinal Hills.**

Director of Development Randy Brown discussed the lot split and the property. Discussion was made on the plans to build a large shop in the backyard which would be allowed with the addition of the new space added to his lot. Mr. Brown stated that the development requests that the builder place composite shingle roof and match the house siding. Motion was made by Valorie Simpson and seconded by Mayor Hendrickson to approve the Lot Split for Cardinal Hills. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Discussion/Vote on the Preliminary Planned Development for Gauge Crossing.**

Mr. Brown discussed the Preliminary Planned Development request. Discussion was made on the comments received from the plan review, and from the Fire Protection District. Mr. Brown stated that the City Attorney would like verbiage added to the CCR's to provide coverage if the HOA fails. Discussion was made on the floodplain and the stormwater requirements. Discussion was again made on the Architectural Committee and HOA. Valorie Simpson questioned the 29-foot road width and requested it to be changed to 31 feet to reduce the risk of congestion in that area. Discussion was then made on the small lots and small homes. Motion was made by Mayor Hendrickson with a second by Jose Casanova to approve the Preliminary Planned Development with Staffs recommendations and with the understanding that the City Attorney and Developer will work out the CCR's. Motion carried with a vote of 5-1. Voting aye: Jose Casanova, David Helton, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Valorie Simpson voted nay due to the road width not being 31 feet.

**Public Hearing on the text amendment to the Willard Municipal Code.**

Mayor Hendrickson opened the public hearing regarding the text amendment to the Willard Municipal Code at 7:50 p.m. No citizens wished to speak so Mayor Hendrickson closed the public hearing at 7:51 p.m.

**Discussion/Vote to accept the text amendment to the Willard Municipal Code.**

Mr. Brown discussed the text amendment to Chapter 515.040 regarding Swimming Pool locations. Discussion was made regarding the request that was denied due to the side yard setback requiring 15 feet. Mr. Brown stated that pools area also listed under Accessory Structures, where the side yard set back is only 7 feet. Staff request a change to Chapter 515.040 Locations to decrease the side yard setback to 7 feet to match the Accessory building code. Discussion was then made on above ground and in-ground pools. Motion was made by Valorie Simpson and seconded by Terry Kathcart to accept the text amendment to the Willard Municipal Code. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**New Business**

Mr. Brown updated the Commission on the sewer project. He informed them that the new lift station is up and running and exceeding the engineers estimates on the pumping rate. The sewer contract for B Lift Station has also been awarded and excavation has begun at that site.

**Unfinished Business**

Mr. Gray informed the Commission that he requested information from SMCOG regarding other overlay districts for Staff to review and compare to Willards. This will be brought back to a Planning and Zoning Meeting in the near future.

**Adjourn Meeting**

Motion was made by Mayor Hendrickson and a second by Alderman Whitman to adjourn. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 7:55 P.M.

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Valorie Simpson, Secretary

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Terry Kathcart, Chairman

CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING  
WORK STUDY  
MAY 9, 2019  
7:00 P.M.

Staff present: City Administrator, Brad Gray; Director of Development, Randy Brown; and City Clerk, Jennifer Rowe.

City Attorney Ken Reynolds was not present.

Citizens present: SMCOG Representatives and MSU Students.

Commission Present: David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.  
Bob Horn and Jose Casanova were absent.

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

Mayor Hendrickson led the pledge of allegiance.

Brandon Jenson (SMCOG), Krista Evans (MSU Professor) and the MSU students presented the 2019 Comprehensive Plan to the Commission.

Work Study adjourned at 8:20 P.M.

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Valorie Simpson, Secretary

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Terry Kathcart, Chairman