

CITY OF WILLARD, MISSOURI

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MEETING AGENDA AND PACKET

PLANNING AND ZONING COMMISSION

Regular Meeting

August 23, 2016

7:00 p.m.

Willard City Hall

224 W. Jackson Street

PLANNING AND ZONING MEMBERS

Adam Shelledy, Chairman

Lucille Murray-Vice-Chairman

Valorie Simpson, Secretary

Mayor Corey Hendrickson

Jamie Buckley-Alderman

Terry Kathcart

Dave Helton

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
August 23, 2016
7:00 P.M.

Notice posted on August 17, 2016

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., August 23, 2016 at Willard City Hall, 224 W. Jackson, Willard, Missouri.

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the meeting on July 26, 2016.
5. Citizen Input.
6. Discussion/Vote on site plan for Fox River Estates Phase 2.
7. Old Business.
8. New Business.
10. Adjourn Meeting.

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

Jennifer Rowe
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Willard, Missouri 65781
(417)742-5302

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
July 26, 2016
7:00 P.M.

Staff present: City Clerk, Jennifer Rowe; and Director of Development, Randy Brown;

Citizens present: Mindy Latham, Roscoe Killingsworth, Doug Hamilton, Kim Holaday.

Attorney Sam Coring was sitting in for City Attorney Ken Reynolds.

Meeting opened by Chairman Adam Shelledy at 7:00 p.m.

Roll Call

Present: David Helton, Alderman Jamie Buckley (7:04 p.m.), Terry Kathcart (7:15 p.m.), Mayor Corey Hendrickson, Valorie Simpson and Adam Shelledy. Absent: Lucille Murray.

Approval of Agenda

The City Clerk informed the Board that the public notice needed to be added to the Agenda. The postings and notices were made it was just not placed onto the Agenda. Motion was made by Mayor Hendrickson with a second by David Helton to approve the Agenda with changes. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Adam Shelledy and Mayor Hendrickson.

Approval of minutes from June 28, 2016

Motion was made by Mayor Hendrickson with a second by David Helton to approve the Minutes from June 28, 2016. Motion carried with a vote of 2-0. Voting aye: David Helton and Mayor Hendrickson. Abstained: Valorie Simpson and Adam Shelledy.

Citizens Input

None

Discussion/Vote on site plan for Fox Fire Mini Storage.

The Director of Development Randy Brown discussed the site plan brought to the City by Roscoe Killingsworth regarding more Mini Storage buildings to go in across the street from Fox Fire Mini Storage. The Board discussed the City Code regarding the 160 Corridor and that something needs to be done to make sure it is not unattractive to motorists. Mr. Killingsworth informed the Board that the ground was tough to develop and he would just break even in costs with the amount of storage units he can fit on that land. He also stated that it will mostly be for RV and boat storage, which will have walls around it to keep it looking nice. The Board informed Mr. Killingsworth that they have been pleased with what he has done in the past and everything he has done for the City. Motion was made by Mayor Hendrickson and seconded by David Helton to approve the preliminary site plan for Fox Fire Mini Storage. Motion carried with a vote of 6-0. Voting aye: Alderman Buckley, David Helton, Valorie Simpson, Adam Shelledy, Terry Kathcart and Mayor Hendrickson.

Public Hearing for rezoning Tracts 1 and 2 of Hamilton Properties.

The City Attorney Sam Coring opened the Public Hearing at 7:25 p.m. No citizens wished to speak, so Attorney Coring closed the Public Hearing at 7:26 p.m.

Discussion/Vote on rezoning Tracts 1 and 2 of Hamilton Properties.

Director of Development Randy Brown spoke to the Board regarding the two (2) Tracts of land. He stated that a mistake was made in the information as the property had been rezoned to M-1 Light Industrial in 2012, and was not currently zoned C-2 General Business District. The new rezoning would change it from M-1 Light Industrial to R-3 Multi-family. The developers are proposing four (4) 8-unit buildings, eight (8) Duplexes and a Community Building. Valorie Simpson asked Mr. Brown about the traffic flow in that area and if it will pose a problem. Mr. Brown informed the Board that the developers have already indicated their willingness to assist with intersection improvements in that area. Alderman Buckley asked if this was the same area that land was going to be donated to the City for the new lift station. Mr. Brown stated that it was still under consideration with the Board of Aldermen. David Helton expressed his desire for more Commercial property in the area, not residential. Terry Kathcart agreed and stated that he has future concerns with the four lane highway coming in and the loss of Commercial area would be limiting potential for the City. Mr. Brown stated that there was more green space available in the back. Motion was made by Alderman Buckley and seconded by Valorie Simpson to approve the rezoning request for Tracts 1 and 2 of Hamilton Properties. Motion carried with a vote of 6-0. Voting aye: Alderman Buckley, David Helton, Valorie Simpson, Adam Shelledy, Mayor Hendrickson and Terry Kathcart.

Old Business

None.

New Business

Director of Development Randy Brown updated the Board on current development happening in the City. He stated that the Robertson Final plat for phase 1 had been approved, and the construction drawings for phase 2 were in hand and being reviewed. Minnick's subdivision on Z Highway had the sewer tested and it failed. The contractor is currently fixing the problems. The four lane project for Highway 160, Hughes Road Intersection and Miller road improvements are all currently being discussed. The Annexation of AB and EE have been completed and everything is with MoDOT. Finally, the Comprehensive Plan revision is underway. The engineer is seeking comments and input. If any of the Board members have economic development ideas, please forward them to Mr. Brown or the City Clerk.

Adjourn Meeting

Motion was made by Mayor Hendrickson and seconded by Alderman Buckley to adjourn the Meeting. Motion carried with a vote of 6-0. Voting aye: Alderman Buckley, David Helton, Valorie Simpson, Adam Shelledy, Terry Kathcart and Mayor Hendrickson.

Meeting adjourned at 7:48 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z

Background Report for Site Plan
Hamilton Minor Subdivision

August 23, 2016

Applicant: Doug Hamilton – Four Corners Development L.L.C.

Tract Size: 9.85 acres

Tract #1 – 4.49 acres

Tract #2 – 5.36 acres

Existing Zoning : R-3

Surrounding Land Uses : North : M-1, Vacant Tract & Willard Police Department

South: R-3, Phase #1 Fox River Development

East : Property bounds US HWY 160

West: R-3 Vacant Tract, North Brook Apartments

History: In 2013 the owners purchased the property and started the development of the back half of the property, (approximately 7 acres) comprising of eight duplexes and four, eight unit apartments. The front half was reserved for a second phase in the future. The owner of the property has requested consideration from the City to support phase 2 for the construction of a forty-eight unit development. He has submitted a survey and site plan for approval. This property was re-zoned from M-1 to R-3 at the July 26th P/Z meeting and approved by the B.O.A. at the Aug. 8th regular scheduled council meeting.

Staff Comments: Staff ask the Planning and Zoning Commission's consideration to recommend approval of the site plan as presented. Approval of the site plan will allow the developer to proceed with the requirements for development, as defined in Chapter 400 of the Land Development Regulations.

If you have any questions or concerns regarding this development, please contact me at City Hall.

Randy Brown
Director of Development