

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

February 26, 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

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

Notice posted on February 21, 2019

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., February 26, 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 on January 22, 2019.
5. Citizen Input.
6. Discussion/Vote on Lot Split for Cardinal Hills.
7. Discussion/Vote on Preliminary Planned Development for Gauge Crossing.
8. Public Hearing for Text Amendments to Willard Municipal Code.
9. Discussion/Vote to accept the text amendment to the Willard Municipal Code.
10. New Business.
11. Unfinished Business.
12. Adjourn.

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

Jennifer Rowe
224 W. Jackson
Willard, Missouri 65781
(417)742-5302

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
JANUARY 22, 2019
7:00 P.M.

Staff present: City Administrator, Brad Gray; Director of Development, Randy Brown; and Planning Assistant, Abby Brixey.

City Attorney Ken Reynolds was present.

Citizens present: Tina Horn, Jeremy Bumgarner, Ed Porterfield, Gail Farmer, Barbara Farmer, B.J. Vernon, Lodi Vernon, Cary Swadley & Matt Kelley.

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

Terry Kathcart led the pledge of allegiance.

Roll Call

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

Approval of Agenda

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

Approval of minutes from December 18, 2018 Meeting.

Motion was made by Alderman Whitman with a second by Bob Horn to approve the Minutes from the December 18, 2018 Planning and Zoning Meeting. Motion carried with a vote of 6-0. Voting aye: David Helton, Bob Horn, Valorie Simpson, Terry Kathcart, Alderman Whitman and Jose Casanova.

Citizens Input

None.

Public Hearing on the Preliminary Planned Development of ATM Square.

Chairman Terry Kathcart opened the public hearing for the Preliminary Planned Development of ATM Square at 7:03 p.m. No citizens wished to speak so the public hearing was closed at 7:04 p.m.

Discussion/Vote on the Preliminary Planned Development of ATM Square.

Discussion was made on the road width, home size and green space requirements. Discussion was also made on Covenants and Restriction. Mr. Brown discussed the developers plan being required, and discussion was made on what should be included in the plan. Motion was made by Terry Kathcart with a second by Jose Casanova to table the discussion until more information could be provided. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Bob Horn, David Helton, Valorie Simpsons, Terry Kathcart and Alderman Whitman.

Public Hearing on the Rezoning request for S. Miller Road parcel 880726402052 from R-3 to C-2.

Chairman Terry Kathcart opened the public hearing for the rezoning request for S. Miller Road parcel 880726402052 at 7:18 p.m. No citizens wished to speak so the public hearing was closed at 7:19 p.m.

Discussion/Vote to approve the Rezoning request for S. Miller Road parcel 880726402052 from R-3 to C-2.

Discussion was made on the location of the property and rezoning request. Motion was made by Davide Helton with a second by Valorie Simpson to approve the Rezoning request for S. Miller Road parcel 880726402052 from R-3 to

C-2. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, David Helton, Bob Horn, Valorie Simpson, Terry Kathcart and Alderman Whitman.

Discussion on proposed Corridor requirements outlined by Bob Horn.

Discussion was made on the 160 Corridor permitted uses, temporary uses, signage, landscaping and structures within the Corridor. The Commission requested that staff review and bring back ideas for changes to the current code.

New Business

None.

Unfinished Business

Discussion was made on policing the non-conforming Willard properties for the standards that are required of new construction. Mr. Gray outlined the steps taken when a property or issue is reported and discussed the Keep Willard Clean initiative.

Adjourn Meeting

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

Meeting adjourned at 7:40 P.M.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Background Report
Replat of Parcel #0736400051

Date: February 26, 2019

Location: 836 Fox Creek Lane

Applicant: Bradly Ufken

Tract Size: .25 acres

Proposed Tract Size: 1.00 acre

History: This property was originally a 20 acre tract that was subdivided to create the Cardinal Hills Subdivision, a Residential Planned Development District which was platted in 2007. The remainder of the tract (2.8 acres) has an existing house and shop located adjacent to the subdivision. The owner (Mr. Mize) has requested to split the tract in order to sell a portion to the owner of lot 29 of the Cardinal Hills Subdivision. This would increase the size of lot 29 to approximately one (1) acre and allow the current owner to construct an accessory building behind his house on lot 29. The developer of the Subdivision (Mr. Kramer) has been notified and has no concerns with the lot split but would like to see matching siding and roofing on the planned accessory building.

Staff Comments:

1. Staff has reviewed the lot split and lot line adjustment for lot 29 based on the requirements listed in the Willard Municipal Code Article XII Section 400.1000 - 400.1020. and finds it meets the general criteria.
2. Staff requested an additional 15 foot utility easement be provided for future use. in which the owner provided.
3. Staff would ask for your consideration for approval of the lot split, combination.

If you have any questions, please contact me at City Hall at 417 742-5308 to discuss.

Randy Brown
Director of Development



City of Willard

Subdivision Cardinal Hills
Application Date 11/18/2019
Application Fee \$300.00 pd - AB

**APPLICATION
RE-PLAT/LOT SPLIT**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the re-plat/lot split as described in the attachment to this application, and attest to the truth and correctness of all facts and information for the proposed re-plat/lot split presented in this application.

Legal description of property (attach additional sheet if necessary): _____

CARDINAL Hills Lot 29

Address of re-plat/lot split; 836 S FOX CREEK RD Willard MO 65781

Property Owner's Name BRADLEY J UFFEN

If corporation, Corporate Official: _____

Mailing Address 789 N Miller RD Springfield MO 65802

Telephone Number 417-299-2874
712-540-7321

Fax Number 417-742-5129

PROPERTY OWNER'S SIGNATURE(S):

Bradley J Uffen

(If corporation, signature of corporation official)

CHECKLIST
RE-PLAT/LOT SPLIT APPLICATION
City of Willard, Missouri

This checklist is provided to help you make sure that you submit everything that is required for a re-plat/lot split application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:00 p.m. to the Willard City Hall, 15 working days prior to the Planning and Zoning Commission meeting at which the replat/lot split will be considered. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

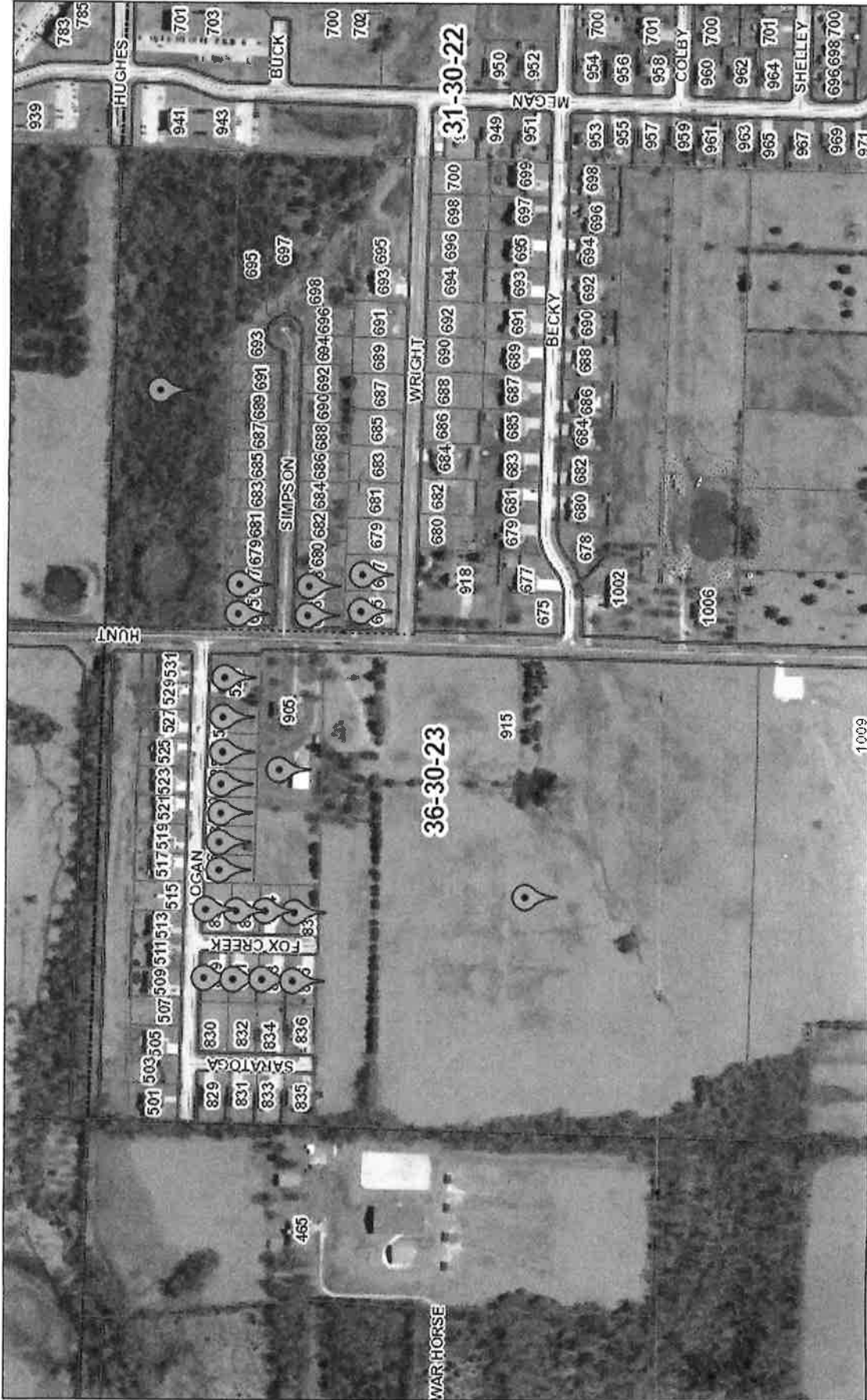
APPLICATION FORM:	
	Property owner's name, address, and telephone number. If a corporation, corporate official and corporate seal.
	Address/Subdivision of replat/lot split.
	Application signed by property owner, or if applicable, corporate official.
RE-PLAT/LOT SPLIT SURVEY:	
	Submit fifteen (15) copies of a certified survey signed and sealed by a registered land surveyor. The survey is to include the following information:
	A. All lots effected by the re-plat/lot split
	B. Location of any structures on the lots
	C. Exact nature, location and dimensions of all lots effected by re-plat/lot split
	D. Legal description of re-plat/lot split to be affixed to the certification sheet
	E. Certifications for Re-plat/Lot Split to be affixed to the survey, including: <ul style="list-style-type: none"> 1. Certificate of Ownership 2. Acknowledgment Certificate 3. Certificate of Approval-Planning and Zoning Commission 4. Certificate of Approval-Board of Aldermen
SKETCH PLAN:	
	Submit eight (8) 11" x 17" and three (3) 24"x36" copies of a sketch plan drawn to an approximate scale (one (1) inch equals one hundred (100) feet. of the proposed re-plat/lot split. The sketch plan is to include the following information:
	A. Tract boundaries.
	B. Proposed general lot layout
	C. Streets on and adjacent to the tract
	D. Location of any easements
	E. North point and approximate scale.
APPLICATION FEE:	
	Submit application fee of \$300.00. Applicant also responsible for recording fee and City Engineer review fees.

Submit Applications to:
Willard City Hall
224 W. Jackson, P.O. Box 187
Willard, Mo. 65781
(417)742-3033

For mail delivery, use the post office box address
For hand delivery or parcel delivery, use the street address

Buffer search results

Parcel ID	Owner Name	Parcel Address	Last Sale
07364-00019	SCHIAVONE, VINCENT P	FARM ROAD 103 S	09/01/1999
07364-00051	MIZE, JAMES E	905 HUNT RD S	10/19/2006
07364-00077	MEINHARDT, DAVID	829 FOX CREEK RD S	04/02/2018
07364-00078	JONES, DANIEL	831 FOX CREEK RD S	08/16/2016
07364-00079	COFFEY, SUE C TR	833 FOX CREEK RD S	10/25/2016
07364-00080	HEIDEL, CLYDE	835 FOX CREEK RD S	08/27/2014
07364-00081	UFKEN, BRADLEY JOHN	836 FOX CREEK RD S	09/08/2014
07364-00082	HALL, GARY N	834 FOX CREEK RD S	10/06/2016
07364-00083	TIERSMA, CHRISTINA	832 FOX CREEK RD S	05/29/2018
07364-00084	A&R PROPERTY DEVELOPERS ...	830 FOX CREEK RD S	01/19/2017
07364-00085	WILKINSON, JASON	516 LOGAN ST E	12/03/2018
07364-00086	A&R PROPERTY DEVELOPERS ...	518 LOGAN ST E	01/19/2017
07364-00087	A&R PROPERTY DEVELOPERS ...	520 LOGAN ST E	01/19/2017
07364-00088	A&R PROPERTY DEVELOPERS ...	522 LOGAN ST E	01/19/2017
07364-00095	WILLARD R-2 SCHOOL DISTR...	915 HUNT RD S	02/13/2004
07364-00099	A&R PROPERTY DEVELOPERS ...	524 LOGAN ST E	01/19/2017
07364-00100	A&R PROPERTY DEVELOPERS ...	526 LOGAN ST E	01/19/2017
07364-00101	QURESHI, AZHAR	528 LOGAN ST E	04/21/2014
07364-00104	WILLARD DEVELOPMENT CO L...	675 WRIGHT ST E	10/18/2017
07364-00105	WILLARD DEVELOPMENT CO L...	677 WRIGHT ST E	10/18/2017
07364-00128	BT & TD INVESTMENTS LLC	SIMPSON ST E	11/15/2018
07364-00129	BT & TD INVESTMENTS LLC	SIMPSON ST E	11/15/2018
07364-00150	BT & TD INVESTMENTS LLC	SIMPSON ST E	11/15/2018
07364-00151	BT & TD INVESTMENTS LLC	SIMPSON ST E	11/15/2018



January 18, 2019

Chapter 515. Public and Private Swimming Pools

Section 515.040. Locations.

[Ord. No. 890612-A §4, 6-12-1989]

Private swimming pools shall not encroach on any front or side yard. A wall of a swimming pool shall not be located less than ten (10) feet from any rear property line or fifteen (15) feet from any side property line or twenty (20) feet from any street property line.

SECTION 515.040: LOCATIONS:

[Ord. No. 890612-A §4, 6-12-1989]

Private swimming pools shall not encroach on any front or side yard. A wall of a swimming pool shall be set back at least ten (10) feet from any rear property line or ~~fifteen (15)~~ **seven (7)** feet from any side property line or twenty (20) feet from any street property line.