

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

April 26, 2022

7:00 p.m.

Willard City Hall

224 W. Jackson, Willard, MO

PLANNING AND ZONING MEMBERS

Alderman Baird, Vice-Chairman

Terry Kathcart, Chairman

Valorie Simpson, Secretary

Mayor Samuel Snider

Jose Casanova

Mike McCroskey

Jeff LaMontia

Burnis Coleman

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
April 26, 2022
7:00 P.M.

Notice posted on April 20, 2022

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., April 26, 2022 at the Willard City Hall, 224 W. Jackson, Willard, MO.

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 22, 2022.
5. Citizen Input
6. Discussion/Vote on the building façade for TR Fitness.
7. New Business.
8. Unfinished Business.
9. 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
February 22, 2022
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase, John Cothran, Traci Cothran, and Andrew Craighead.

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

Roll Call

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider. Absent: Jose Casanova, Mike McCroskey and Burnis Coleman

Approval of Agenda

Motion was made by Alderman Baird with a second by Terry Kathcart to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Approval of the Minutes from the Meeting November 23, 2021.

Motion was made by Valorie Simpson and seconded by Alderman Baird to approve the Minutes from the Meeting November 23, 2021. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Citizen Input.

None.

Public Hearing on the Rezoning request from Andrew Craighead.

Mayor Snider opened the Public Hearing on the Rezoning request from Andrew Craighead at 7:05 p.m. No citizens wished to speak so the Public Hearing was closed at 7:06 p.m.

Discussion/Vote on the Rezoning request from Andrew Craighead.

Director of Development Randy Brown discussed the rezoning request. Discussion was made on Mr. Craighead's intentions to build a Repair garage for heavy equipment and large trucks. Mr. Brown stated the property was currently zoned C-2, however, this type of business would need to be in M-1 Zoning. So this rezoning request was presented. Discussion was then made on the 160 Corridor requirements and the sketches presented for ideas for the building layout. Discussion was then made on natural buffers for the trail along the back. Mr. Craighead informed the Commission he was having the property re-surveyed by Anderson to run water lines and get everything done accurately. Motion was made by Alderman Baird and seconded by Jeff LaMontia to approve the rezoning request for Andrew Craighead. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Discussion/Vote on Re-Plat/Lot Split for Kim Haase.

Mr. Brown discussed the Re-Plat/Lot Split request from Kim Haase. Discussion was made on the property. Mr. Haase stated that he was currently allowing Tanners Autobody to use the garage located on this piece of his lot to store parts. He would like to split .76 acres off that has the garage on it and be able to sell that to Tanners for their continued use. Discussion was made on the traffic on Rocky Lane, and the issues with cars being hit and rocks being thrown. Discussion was also made on bus traffic through there. Mr. Brown stated that there was currently a 30 foot Ingress/Egress fire lane that was put in when Osage did not go all the way through. However, Lot 4 has a road completed around it with a dedicated Fire Lane. This will allow the 30 Foot Ingress/Egress along this area to be

removed. Discussion was made on potential impacts to Lots 4&5 with the number of residences for the size of the lot if this part was removed. Mr. Brown said it would not be a problem.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the Re-Plat/Lot Split for Kim Haase. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

New Business.

Mr. Brown updated the Commission on the status of Generations Village. He also informed them that there were discussions about potential changes to the lot at AB and 160.

Unfinished Business.

Alderman Baird asked if there was any update on the Stor-Mor business. Mr. Brown stated that there was nothing new so far.

Adjourn.

Motion was made by Alderman Baird and seconded by Valorie Simpson to adjourn. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Meeting adjourned at 7:36 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Background Report for TR Fitness

Date: April 20, 2022

Applicant: Mike Morgan - Miracle Investments Inc.

Location: 432 W Jackson St. Lot 1 A Foxfire Subdivision

Tract Size: 1.02 acre

Existing Zoning: C-2

Proposed Land Use: Fitness Center

Background: The owners have previously announced their intent to bring a fitness center to Willard and are now preparing to move forward. Staff has received building plans and a stormwater engineering report and have reviewed them with City Consultants. Staff is waiting on additional information from the owner's representative to finalize the review. In effort to move the project forward staff needs your approval of the building façade as indicated in Section 400.500 Highway 160 Parkway Corridor Overlay District E. 1.2.&3. Staff has reviewed the landscaping plan in accordance with the requirements of 400.730 and the owner has met the requirements. Staff has provided a copy of both the building façade and the landscaping plan along with a site plan for your information. The building is an all-steel building with all four (4) corners being proposed wrapped with manufactured stone. If you have questions, feel free to contact me at City Hall.

Randy Brown
Director of Development
City of Willard, Mo.

Randy,

Attached are PDF's of the exterior elevations for the above project. Because of the short timeframe for submission to the Commission we could not produce a 3d rendering. A wainscot would be more difficult and considerably more expensive since the building is on site.

The corners would be artificial stone, trim and window frames a dark bronze aluminum. and the remainder of the building white metal.



CONVL 4/7/22

TR Fitness
Fitness Center
433 West Jackson St
Baltimore, MD
410.524.1100
www.trfitness.com

OTHER DIMENSIONS AND FINISHES FOR THIS PROJECT ARE PROVIDED FOR CONTRACTOR REVIEW AND APPROVAL BY THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES WITH THE GENERAL CONTRACTOR AND PROVIDING THE ARCHITECT WITH ANY CHANGES TO THE PROJECT.

Ross Williams Architects
1000 North Howard Street
Baltimore, Maryland 21202
(410) 524-1100 (F) (410) 524-1101
www.rwa-architects.com

ARCHITECT
DATE

ELEVATION NOTES

1. FINISHES TO BE DETERMINED BY THE CLIENT.
2. STANDARD 24 GAUGE PER METAL BUILDING WALL PANELS.
3. STANDARD METAL BUILDING CEILING AND DOWNROPS TO BE DETERMINED BY THE CLIENT.
4. FINISHES TO BE DETERMINED BY THE CLIENT.

