

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 24, 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
May 24, 2022
7:00 P.M.

Notice posted on May 18, 2022

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., May 24, 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 April 26, 2022.
5. Citizen Input
6. Discussion/Vote for building façade for Andrew Craighead.
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
April 26, 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: Michael Morgan (TR Fitness)

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

Roll Call

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

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 5-0. Voting aye: Mayor Snider, Valorie Simpson, Terry Kathcart, Alderman Baird and Burnis Coleman,

Approval of the Minutes from the Meeting February 22, 2022.

Motion was made by Burnis Coleman and seconded by Mayor Snider to approve the Minutes from the Meeting February 22, 2022. Motion carried with a vote of 5-0. Voting aye: Mayor Snider, Valorie Simpson, Terry Kathcart, Alderman Baird and Burnis Coleman.

Citizen Input.

None.

Discussion/Vote on the building façade for TR Fitness.

Director of Development Randy Brown discussed the background on TR Fitness. Discussion was made on the proposed building façade. Mr. Brown stated that a stormwater buyout was being proposed but that required approval from MoDOT. Staff was currently waiting on a response. Discussion was then made on the 160 corridor requirements and previous buildings done by the owners of TR Fitness. Valorie Simpson stated that the landscaping could be moved around to cover some of the metal building as well. Alderman Baird stated that this proposed façade matched the neighborhood it was going in. Motion was made by Alderman Baird and seconded by Valorie Simpson to approve the building façade for TR Fitness as presented contingent on the approval of MoDOT, the easement survey with Dr. Sanders property next door and keeping the current proposed landscaping plan. Motion carried with a vote of 5-0. Voting aye: Mayor Snider, Valorie Simpson, Terry Kathcart, Alderman Baird and Burnis Coleman.

New Business.

Valorie Simpson stated she would be out of town for the next meeting. Discussion was then made on Mr. LaMontia's position and his new job keeping him from attending meetings.

Unfinished Business.

Mr. Brown updated the Commission on Generation Village and Hoffman Hills Developments. Burnis Coleman stated that he would like to see a new grocery store come in due to all the new housing. Discussion was made on Economic Development. The Commission requested an invite to the next Economic Development Task Force meeting.

Adjourn.

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

Meeting adjourned at 8:03 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman



ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERING SOLUTIONS
 LABORATORIES • DRILLINGS
 5413 WEST PLYMOUTH
 A LICENSED PROFESSIONAL ENGINEER
 605-843-1490
 CALIFORNIA

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO.	1220P0018
DRAWN BY	EM
CHECKED BY	AH
ISSUED FOR	
ISSUED DATE	07/19/2022

DESIGNED BY	
LICENSE NO.	

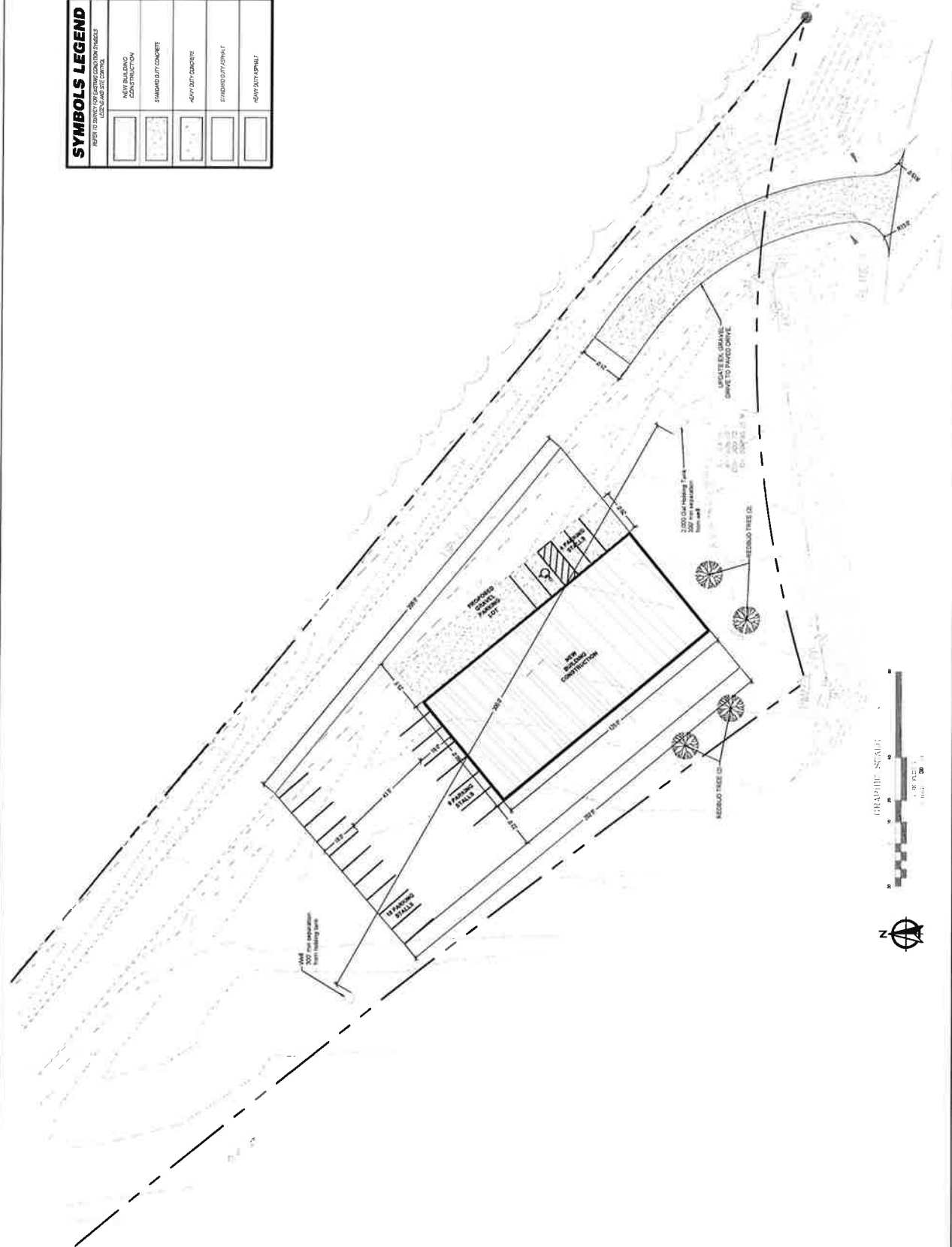
SHEET TITLE
SITE LAYOUT

SHEET NUMBER
C1

SYMBOLS LEGEND

REF TO PROJECT DESCRIPTION FOR FIELDS
 (SEE STANDARD CONTRACT)

	NEW BUILDING CONSTRUCTION
	SIDEWALK/CONCRETE
	4\"/>
	2\"/>
	EXISTING UTILITY FORMAT
	4\"/>





Application Date 5-18-22
Application Fee \$50.00

City of Willard

APPLICATION
MAJOR SITE PLAN

We, the undersigned, request the City of Willard, Missouri to approve the major site plan attached to this application, and attest to the truth and correctness of all facts and information presented with this application.

Legal Description of Property (attach additional sheet if needed): See attached
Exhibit "A"

Street Address or Other Common Property Description: 433 W Jackson St.

Proposed Uses and General Description of the Proposed Development (attach additional sheet if needed):

Heavy Equipment Shop

Total Project Cost: 450,000

Property Owner's Name(s): _____

If Corporation, Name of Corporation: ETA Investments LLC

Mailing Address: 8551 W US Hwy 160 Willard MO 65781

Telephone Number 417.224.0213 Fax Number _____

Property Owner's Signature: Taylor Craighhead
(If corporation, signature of corporate official and title)

Applicant's Name: (If different from property owner): _____

Mailing Address: _____

Telephone Number: _____ Fax Number: _____

Applicant's Signature (if different than property owner): _____

CHECKLIST MAJOR SITE PLAN APPLICATION

This checklist is provided to help you make sure that you submit everything that is required for a completed major site plan application. This application must be complete and all items listed on the checklist must accompany the application or the site plan will not be reviewed. The completed application is to be submitted to the Willard City Clerk at the address listed below no less than fifteen (15) days prior to the Planning and Zoning Commission meeting at which the site plan will be considered. Please see Attachment "A" and Attachment "B" for a detailed description of necessary information and documents.

APPLICATION FORM:	
✓	Property owner's name, address, and telephone number. If a corporation, corporation name.
✓	Application signed by property owner, or if applicable, corporate official.
	If applicant is different than the property owner, applicants name, address, phone number and signature.
	If the applicant is not the property owner, a signed consent from the property owner is required for the application to be filed in the applicant's name.
✓	Street address or common description of property.
	Legal description of the property.
✓	The proposed use or uses and a general description of the proposed development.

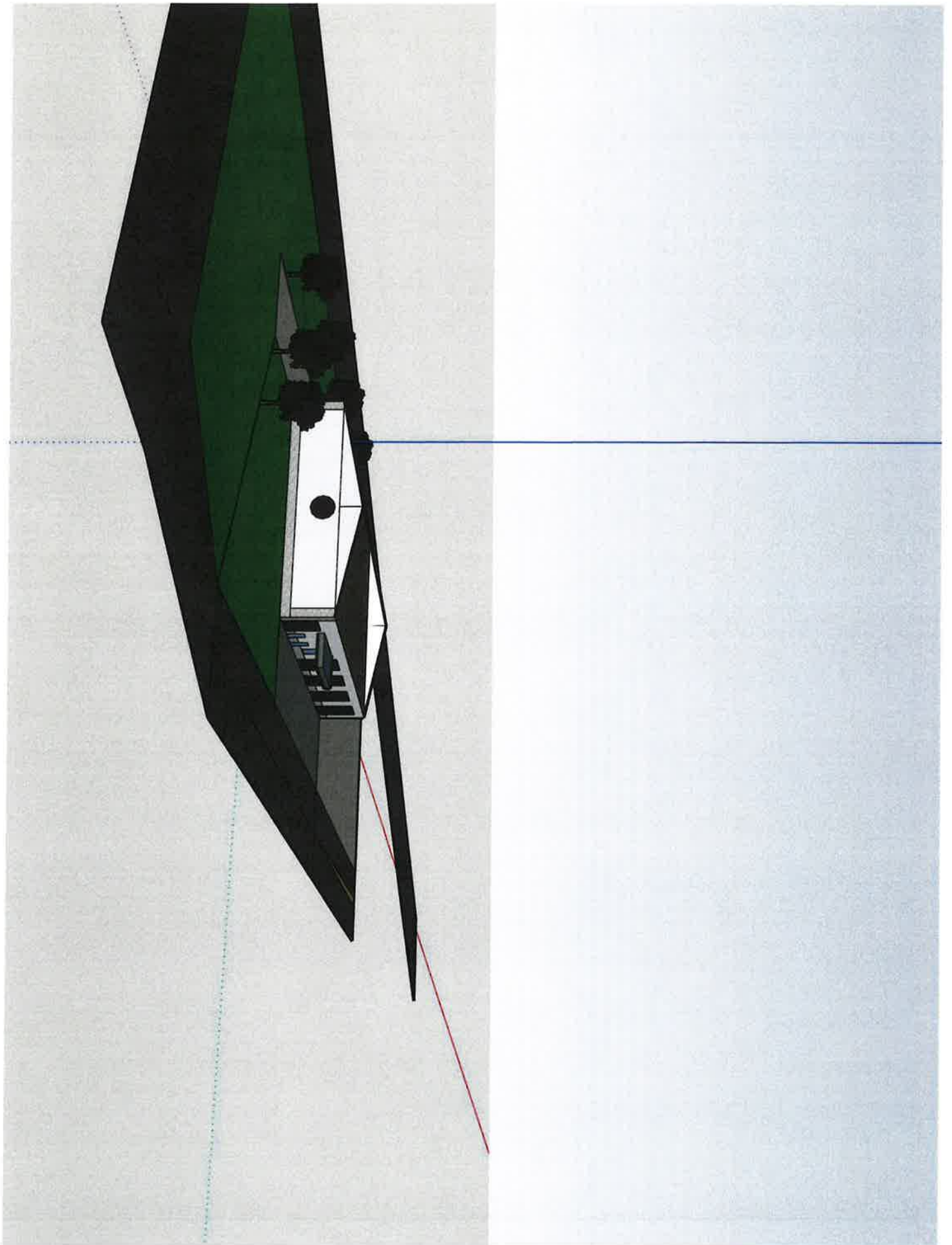
MAJOR SITE PLAN CONTENTS:	
<u>Submit (15) fifteen copies of the major site plan to include the following information:</u>	
	A survey, certified by a registered land surveyor, showing property boundary lines and dimensions; all easements, roadways, rail lines, public right-of-way, and any part of which cross, or are adjacent to and affect the subject property.
	If easements are necessary, evidence that all easements can be obtained.
	Approximate north arrow and scale.
	Zoning classification and present use, if any, of the property.
	General location and approximate dimensions of all vehicular and pedestrian circulation elements, including streets, driveways, entrances, curb cuts, parking and loading areas, sidewalks, including slope and gradient of vehicular elements.
	Location and size of existing and proposed public water and sewer utilities on and adjacent to the site and location of fire hydrants
	Location, designation and total area of all useable open space.

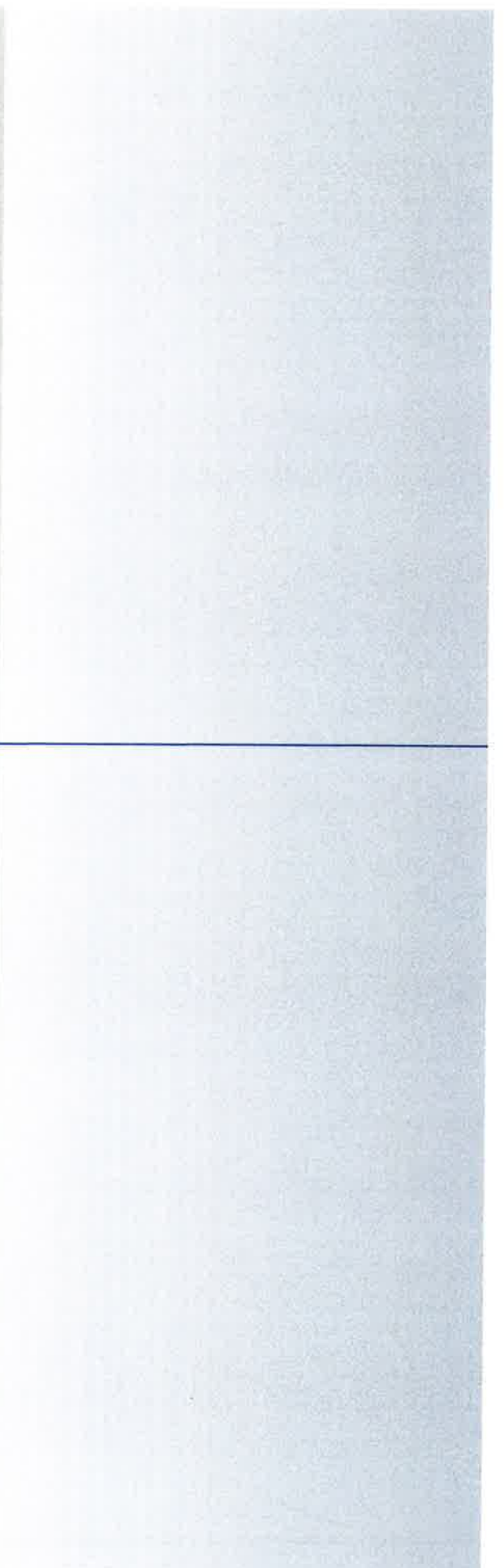
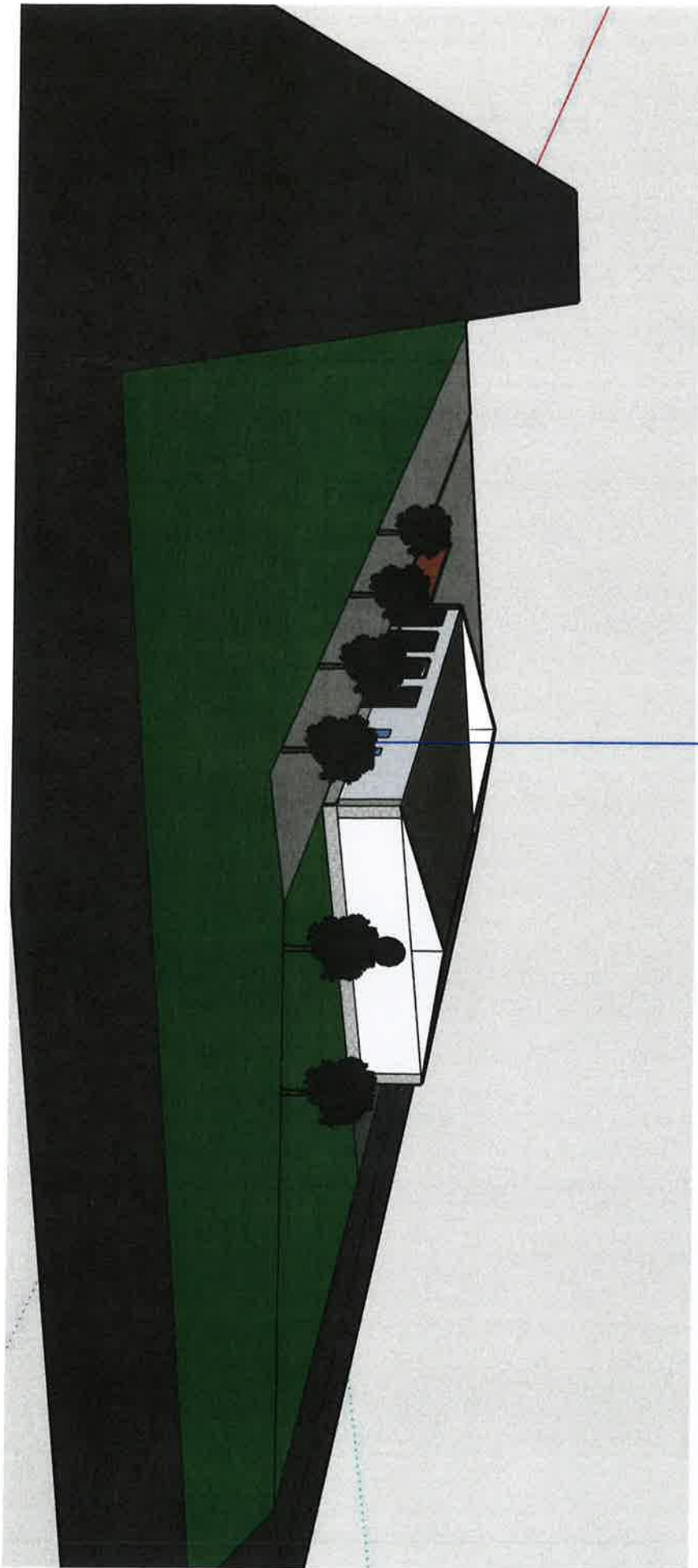
	Location, size use and arrangement of all proposed buildings and computations showing height in stories and feet, floor area ratio, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any, and building separations.
	All existing and proposed storm sewers or other drainage facilities, including size and dimensions of flow.
	Location, size and arrangements of all proposed outdoor signs.
	A landscaping plan in accordance with Article VIII of the Willard Land Development Regulations, and drawings of proposed screening or buffer plantings and types of materials or plantings used.
	A soil erosion control plan for the period during which construction will be taking place and after construction is complete
	In the case of any use for which a conditional use permit has granted , any information necessary to demonstrate compliance with all conditions imposed by the conditional use permit.
	Any other information that may be required by the City to determine the application is in compliance with the Willard Land Development Regulations. The completed application is to be submitted to the Willard City Clerk at the address listed below no less than fifteen (15) days prior to the Planning and Zoning Commission meeting at which the site plan will be considered.
	APPLICATION FEE: Submit \$50.00 application fee with your completed application and required documentation.

Submit Applications to:

Willard City Hall
224 W. Jackson, P.O. Box 187
Willard, MO 65781
(417) 742-3033

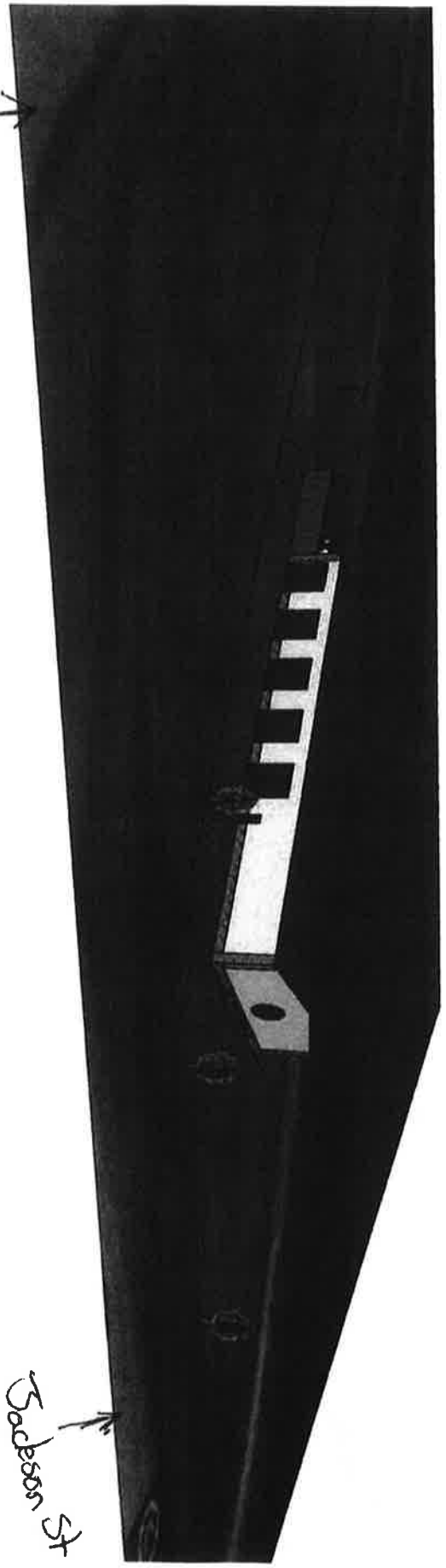
For mail delivery, use the post office box address
For hand delivery or parcel delivery, use the street address

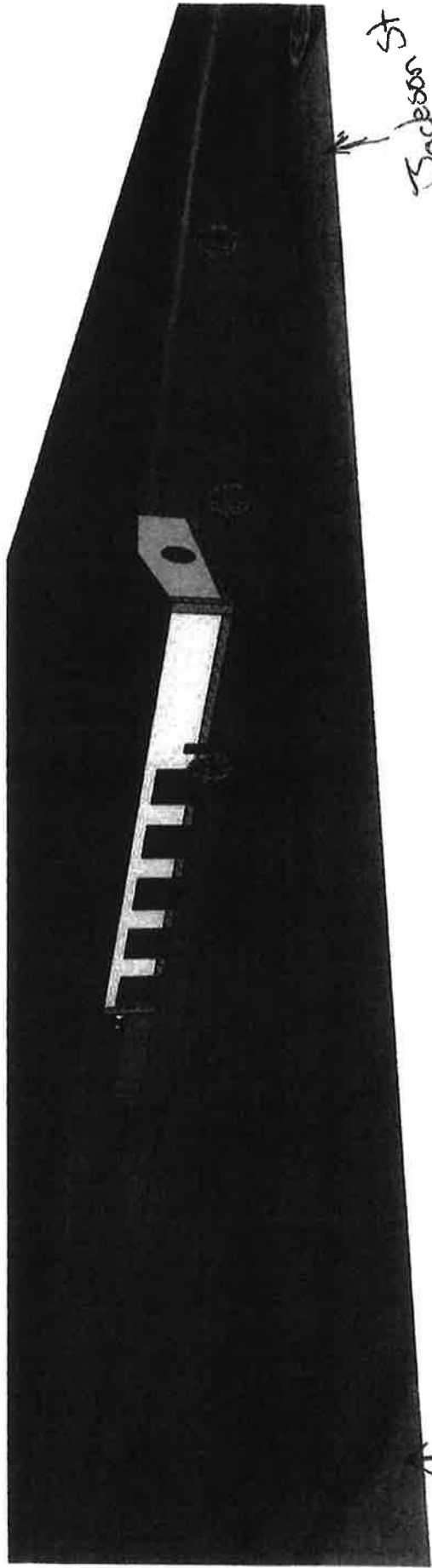




160 Hwy

Sadison St





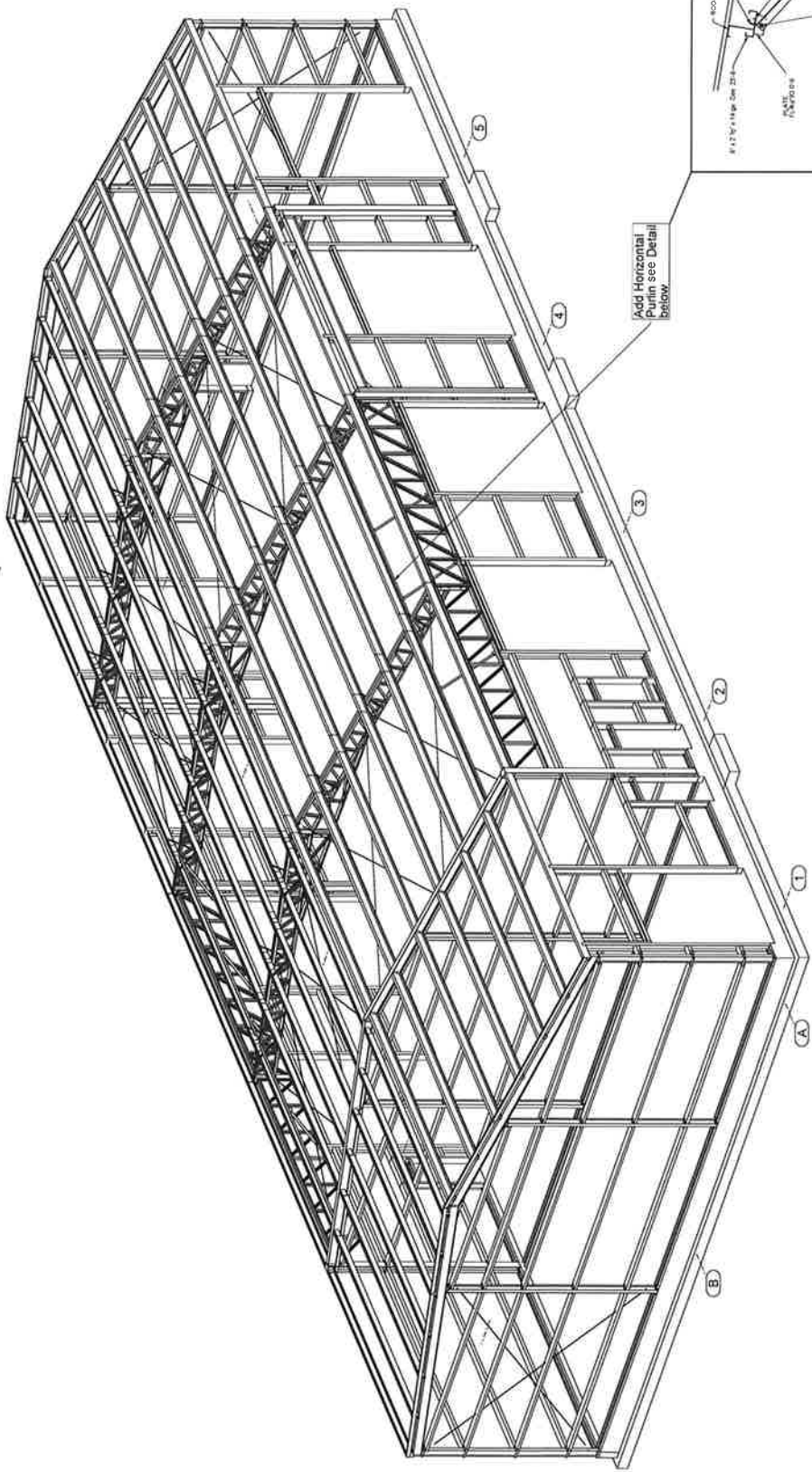
Jackson St

160 Hwy

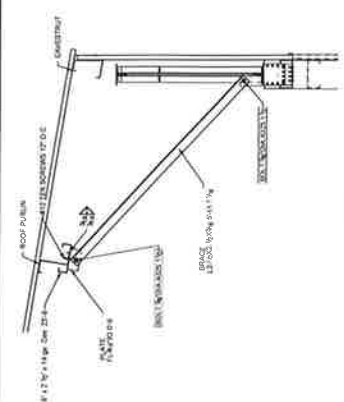
Exhibit "A"

A parcel of land in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 30 North, Range 23 West, Greene County, Missouri, being more particularly described as follows: Commencing at a $\frac{5}{8}$ " rebar found at the Northwest corner of said Section 22; Thence $S89^{\circ}38'25''E$, 3974.05 feet along the North line of said Section 22; thence $S00^{\circ}21'35''W$, 1723.18 feet to the point of beginning, same being the centerline station 555+20.63 of Old US Highway 160 and the point of beginning of right of way transfer deed in Book 1865 Page 86; thence $S37^{\circ}33'45''W$, 30.00 feet to a steel right of way marker found on a 5854.58 foot radius curve of the Northeast right of way line of US Highway 160; thence along said right of way curve with a chord bearing $S40^{\circ}43'06''E$, an arc distance of 680.22 feet through a central angle of $06^{\circ}39'25''$ to a steel right of way marker found on a 528.37 foot radius curve of the North right of way line of the North Willard Highway connection; thence along said right of way curve with a chord bearing $N88^{\circ}10'29''E$, an arc distance of 314.33 feet through a central angle of $34^{\circ}05'11''$ to a $\frac{1}{2}$ " rebar LS 2179 set on the Northeast right of way line of Old US Highway 160, same being the Southwest right of way line of the abandoned railroad; thence $N52^{\circ}20'22''W$, 905.04 feet along said joint right of way to a steel right of way marker; thence $S37^{\circ}33'45''W$, 30.00 feet to the point of beginning.

Subject to easements, restrictions, reservations, and covenants of record, if any.



Add Horizontal Purlin see Detail below.



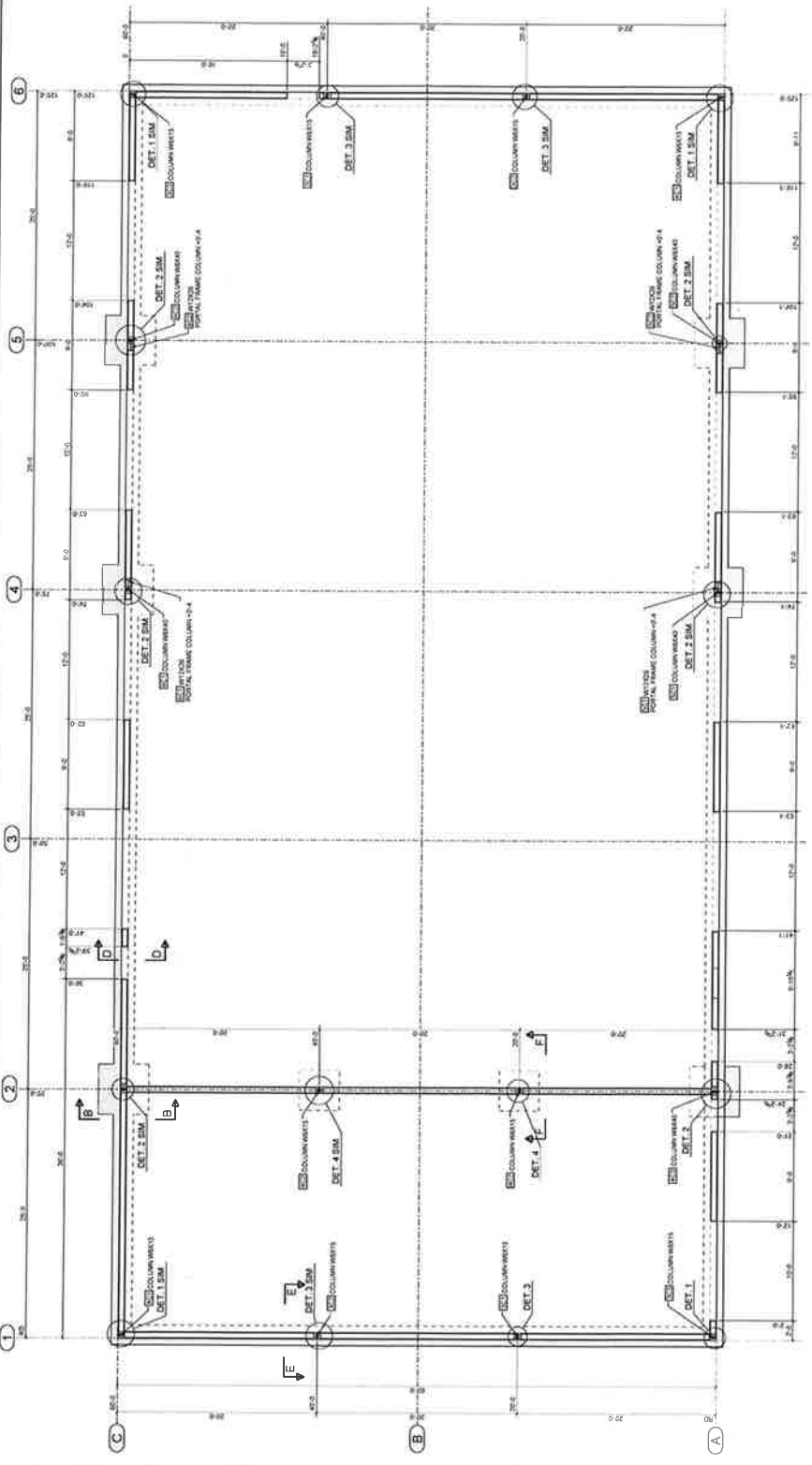
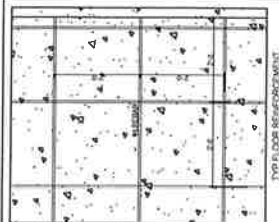
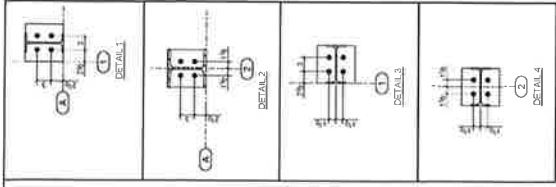
B.L.B.



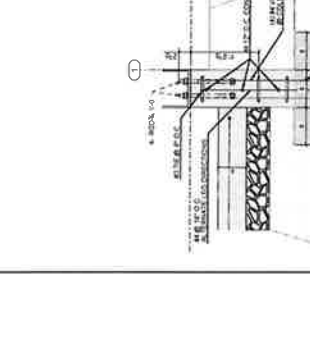
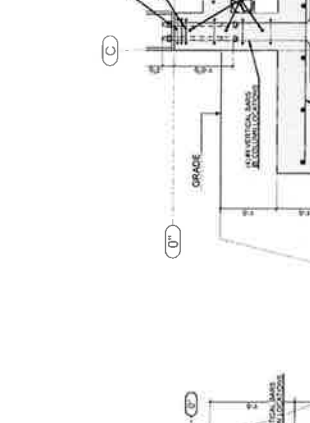
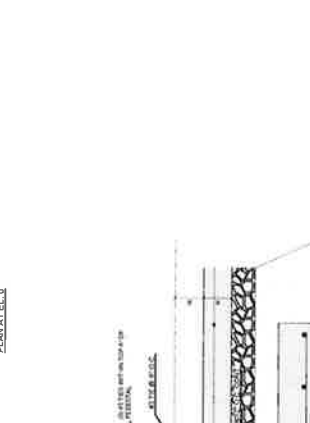
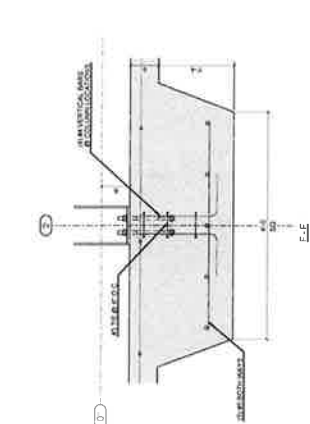
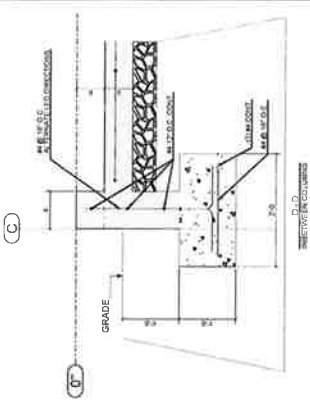
ARCHER-ELGIN
 ARCHITECTS
 2000 River Street, Suite 200
 Ann Arbor, Michigan 48106
 Phone: 734.769.1234
 Fax: 734.769.1235
 www.archer-elgin.com

HOSTETLER MFG
 210 GULLY RD
 BIRFALD MO 65022
 PHONE: 636.335.1111
 FAX: 636.335.1112
 E-MAIL: SALES@HOSTETLERMFG.COM
 DATE DRAWN: 05/12/2022

PROJECT NO.	10000
DATE	05/12/2022
DESIGNER	EDD
CHECKER	EDD



PLAN AT ELEV. 0



ARCHER-ELGIN
 ARCHITECTS

1001 W. WASHINGTON ST.
 CHICAGO, IL 60606

ARCHITECT

HOSTETLER MFG

CONTRACTOR

PROJECT NAME: RUFFALO DRGZ

OWNER: ANDREW CONGRESS

DATE: 02/15/2022

SCALE: 1/8" = 1'-0"

DATE: 02/15/2022

BY: [Signature]

DATE: 02/15/2022

BY: [Signature]

DATE: 02/15/2022

BY: [Signature]

DATE: 02/15/2022

BY: [Signature]