

# **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**

**January 23, 2024**

**6:00 p.m.**

**Willard City Hall**

**224 W. Jackson, Willard, MO**

### **PLANNING AND ZONING MEMBERS**

**Terry Kathcart, Chairman**

**Alderman David Keene, Vice-Chairman**

**Valorie Simpson, Secretary**

**Mayor Sam Baird**

**Jeff LaMontia**

**Burnis Coleman**

**Joshua Breeze**

**David Kinsman**

**Steven Cobb**

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

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## Agenda Item #3

### Agenda Amendments/Agenda Approval

CITY OF WILLARD  
PLANNING AND ZONING  
REGULAR MEETING  
**January 23, 2024**  
**6:00 P.M.**

Notice posted on January 18, 2024, 10:00 a.m.

Notice is hereby given that the City of Willard Planning and Zoning Commission will conduct a regular meeting at 6:00 p.m., January 23, 2024, 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 November 28, 2023.
5. Introduction of Mike Ruesch, Director of Planning and Zoning
6. Citizen Input.
7. Moving Forward: Discussion with Planning and Zoning Commission and City staff regarding planning aspects and vision related to Willard's Comprehensive Plan.
8. New Business.
9. Unfinished Business.
10. Adjourn.

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

Dona Slater  
224 W. Jackson  
Willard, Missouri 65781  
(417) 742-5302

# CITY OF WILLARD, MISSOURI

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## Agenda Item #4

### Approval of the Minutes from the regular meeting November 28, 2023

CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
November 28, 2023  
6:00 P.M.

Staff present: Interim City Administrator, Donna Stewart; Planning Assistant, Tammy Nephew; and City Clerk, Dona Slater.

Citizens present: Derrick Estell

The Meeting was opened by Secretary Valorie Simpson at 6:00 p.m.

**Roll Call**

Present: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Steve Cobb, and Mayor Sam Baird. Not present: Alderman David Keene and Burnis Coleman.

**Welcome Terry Kathcart, David Kinsman, and Steven Cobb to the Planning and Zoning Commission**

The new members gave a brief biography of themselves. Mr.Kathcart apologized for his abrupt departure, but he is proud and glad to serve again.

**Appointment of a Chairperson to the Planning and Zoning Commission. Discussion/Vote.**

Ms. Simpson said that a new Chairperson is needed since Derrick Estell has resigned. She nominated Terry Kathcart.

Motion was made by Valorie Simpson and seconded by Mayor Sam Baird to appoint Terry Kathcart as the Chairperson for the Planning and Zoning Commission for a one-year term.

Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Joshua Breeze, Mayor Sam Baird, David Kinsman, and Steve Cobb. Terry Kathcart abstained.

**Agenda Amendments/Agenda Approval**

Motion was made by Valorie Simpson and seconded by Mayor Sam Baird to approve the agenda.

Motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Steve Cobb, and Mayor Sam Baird.

**Approval of the Minutes from the Regular Meeting August 22, 2023**

Motion was made by Valorie Simpson and seconded by Jeff LaMontia to approve the minutes from August 22, 2023.

Motion carried with a vote of 6-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, David Kinsman, Steve Cobb, and Terry Kathcart. Mayor Sam Baird abstained.

**Citizen Input**

None.

**New Business**

Ms. Nephew, Planning Assistant, said a future land use survey has received forty-four responses. It was discussed when to end the survey. Ms. Simpson thinks it should be ended at the end of the year. Mr. LaMontia said maybe January 31, 2024.

**Unfinished Business**

Ms. Simpson asked if there was an update on Flintrock. Ms. Nephew said they decided to make three houses all brick. Four houses have been started, and hardy board was used. Ms. Simpson asked about TR Fitness. Ms. Nephew said they have received their Certificate of Occupancy because the landscaping is done. Mr. Kathcart read from Section 400.500 Highway 160 Parkway Corridor Overlay District and said there will be no more storage buildings on Highway

160. He asked if we have an Economic Development department and an Economic Development Committee. Mayor Baird said the Economic Development department was vacated at the end of 2023 and there is a Committee. Mr. Kathcart asked the status of the brew pub. Ms. Stewart said they have not gotten any permits or a business license yet. Discussion was held about the perception that the City doesn't want new businesses and Mayor Baird said the Commission members need to talk to citizens about supporting local businesses instead of going to Springfield. Generations Village was discussed. Ms. Nephew said they have a final plat but it has not been recorded yet. Ms. Simpson asked if Stone Creek Phase 2 was bringing back a final plat. Ms. Nephew said a final plat was done and Stone Creek decided not to do an amendment and went with hardy board.

**Adjourn.**

Motion was made by Valorie Simpson and seconded by Jeff LaMontia to Adjourn the meeting.

Motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Mayor Sam Baird, Terry Kathcart, David Kinsman, and Steve Cobb.

Meeting Adjourned at 6:42 p.m.

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Valorie Simpson, Secretary

\_\_\_\_\_  
Terry Kathcart, Chairman

Attest: \_\_\_\_\_  
Dona Slater, City Clerk