

# **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**

**December 22, 2020**

**7:00 p.m.**

**Willard Community Building**

**222 W. Jackson, Willard, MO**

### **PLANNING AND ZONING MEMBERS**

**Alderman Whitman**

**Terry Kathcart, Chairman**

**Valorie Simpson, Secretary**

**Mayor Corey Hendrickson**

**Jose Casanova, Vice-Chairman**

**Mike McCroskey**

**Jeff LaMontia**

**Burnis Coleman**

**Randy Brown, Director of Development**

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

CITY OF WILLARD  
PLANNING AND ZONING  
REGULAR MEETING  
December 22, 2020  
7:00 P.M.

Notice posted on December 16, 2020

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., December 22, 2020 at the Willard Community Building, 220 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 24, 2020.
5. Citizen Input.
6. Discussion/Vote on request for West Ridge side-yard setback from 10 to 7.5 feet.
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  
November 24, 2020  
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase, Sam, Glenn and Linda Cunningham, Cal Livgren, Keith and Vaunda Logan, Greg Whitlock and Mark Blair.

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

**Roll Call**

Present: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Approval of Agenda**

Motion was made by Valorie Simpson with a second by Jose Casanova to approve the Agenda. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Approval of the Minutes from the Meeting October 27, 2020.**

Motion was made by Mike McCroskey with a second by Terry Kathcart to approve the Minutes from the October 27, 2020 Meeting. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Citizen Input.**

Cal Livgren, 421 Hughes Road, stated that the sewer line was redone along Hughes through the Keltner's property, but there is a need for a street patch between Mark Street and Miller Road.

**Public Hearing for Stone Creek Phase 2 & 3 Preliminary Planned Development.**

Mayor Hendrickson opened the public hearing for Stone Creek Phase 2 & 3 Preliminary Planned Development at 7:08 p.m.

Keith Logan: 420 Hughes Road, asked if the traffic count as looked at. Mayor Hendrickson stated that it was, but the numbers were not ready to be published yet.

Cal Livgren, 421 Hughes Road, discussed the street name confusion with Hughes and FR 101. He hopes there will not be an address change. He also has concern with an area Mr. Brown identified as becoming Phase 4 of the development. He is on a well and septic and asked if he would be required to connect to the City system. Mr. Brown discussed past experience where the City did not force connection. Mr. Livgren also stated that he has a road easement on his property that he is currently utilizing for parking and storage.

No other citizens wished to speak so Mayor Hendrickson closed the public hearing at 7:18 p.m.

**Discussion/Vote on Stone Creek Phase 2 & 3 Preliminary Planned Development.**

Mr. Brown discussed the issues that were worked out during a meeting with the Developers and Engineers. He stated that 5 lots have been given up for storm water/floodplain, Lot 1 has a drainage easement, and place a sidewalk along Hughes. Mr. Brown said the Developer is wanting to final plat Phase 2 and staff recommends approval to move forward. Valorie Simpson asked what other issues there were. Mr. Brown stated that the Right-of-Way and Sidewalk, plus Phase 3 and 4 will have water coming from Farm Road 94 with a developer agreement. Motion was

made by Valorie Simpson and seconded by Jose Casanova to approve Stone Creek Phase 2 and 3 Preliminary Planned Development and Preliminary Plat. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Public Hearing for text amendments to the Land Development Regulations Ch. 400, regarding Conditional Use.**

Mayor Hendrickson opened the Public Hearing on text amendments to the Land Development Regulations Ch. 400 regarding Conditional Use at 7:25 p.m.

No citizens wished to speak so Mayor Hendrickson closed the Public Hearing at 7:26 p.m.

**Discussion/Vote on text amendments to the Land Development Regulations Ch. 400 regarding Conditional Use.**

Mr. Brown discussed the proposed changes and gave an example of how current code hinders a business that is currently operating in an M-1 district but wanting to build in C-2. Discussion was made on how the code will be worded with this change.

Motion was made by Mayor Hendrickson and seconded by Burnis Coleman to the text amendments to the Land Development Regulations Ch. 400 regarding Conditional Use. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**New Business.**

Mr. Brown updated the Commission on CMH, Miller Road, and the Sidewalk project.

**Unfinished Business.**

Mr. Brown discussed the status of West Ridge Subdivision, and sewer capacity for Willard. Valorie Simpson also stated that there is a sign at Farm Road 94 and 113 stating that County Maintenance Ends, but that is wrong.

**Adjourn.**

Motion was made by Valorie Simpson and seconded by Jose Casanova to adjourn. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, Jeff LaMontia, Valorie Simpson, Burnis Coleman, Mike McCroskey, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 7:46 p.m.

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Valorie Simpson, Secretary

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Terry Kathcart, Chairman

## **Background Report for West Ridge PDD**

December 17, 2020

### **Background information:**

The Planning and Zoning and Board of Aldermen has previously approved the Preliminary Plat for the construction of the 20 lot Subdivision. The preliminary plat submitted and approved shows a 10 ft. side yard setback. A request from the developer's engineer and the developer has been made to change the side yard setback from 10 ft. to 7.5 ft. in order to allow for larger footprint homes with three car garages.

Section 400.510 L. Adjustments to Plan during development – allows for minor adjustments to be made with the approval from the BOA. This can be shown on the Final plat and included in the development Plan.

Staff has discussed this request with the City consulting engineer and they have no issues with it. Staff would ask for your consideration to approve this request as presented.

Randy Brown  
Director of Development  
City of Willard, Mo.

## Willard Clerk

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**From:** Planning and Development  
**Sent:** Tuesday, December 15, 2020 10:33 AM  
**To:** Willard Clerk  
**Subject:** FW: West Ridge Sideyard Setback Revision Request

For the p/z packet, I think we should attach this e-mail- thanks RB

**From:** Terry Mckee <[REDACTED]@gmail.com>  
**Sent:** Wednesday, December 9, 2020 10:34 AM  
**To:** Planning and Development <[REDACTED]@cityofwillard.org>  
**Cc:** Inc. MGM Properties <[REDACTED]@gmail.com>; Larry Jansen <[REDACTED]@gmail.com>; Lyndel Link <[REDACTED]@gmail.com>  
**Subject:** Re: West Ridge Sideyard Setback Revision Request

Gentlemen,

It would be helpful if it were all the lots as I see most of our buyers wanting 3 car garages. With our market the way it is it's necessary to get maximum density in our subdivisions to keep pricing affordable.

With our experience in most of the surrounding areas the side yard setbacks are 5-6 feet and the buyers are not concerned about that as much as they are about curb appeal in making their new home aesthetically pleasing. With that said our most popular plans with 3 car garages are 65' wide which would work on an 80' lot with 7.5' side yards.

Thank you,

Terry

On Tue, Dec 8, 2020 at 2:54 PM Planning and Development <[REDACTED]@cityofwillard.org> wrote:

Larry, is it necessary for all of the lots or just the ones that are less than 80 ft in width? The reason if we were just changing the setbacks on a few of the lots it wouldn't cause as much concern. Please provide your thoughts or help me understand the reasoning behind Terry's request.

**From:** Larry Jansen <[REDACTED]@gmail.com>  
**Sent:** Tuesday, December 8, 2020 8:10 AM  
**To:** Planning and Development <[REDACTED]@cityofwillard.org>; Inc. MGM Properties <[REDACTED]@gmail.com>; Terry Mckee <[REDACTED]@gmail.com>; Lyndel Link <[REDACTED]@gmail.com>; Larry Jansen <[REDACTED]@gmail.com>  
**Subject:** West Ridge Sideyard Setback Revision Request

Randy,

In order to provide the ability to construct houses with a 3 car garage the developer of West Ridge Subdivision would like to request the sideyard setback of 10 feet be reduced to 7.5 feet on the attached preliminary plat. This modification can be done on the final plat at time of submittal.

Thanks for you help.

Larry Jansen

Global Precision Surveying, LLC

[REDACTED]

Sent from Mail for Windows 10



**LOCATION SKETCH**  
BASIS OF BEARINGS  
GRID NORTH  
MISSOURI COORDINATE  
SYSTEM OF 1983  
CENTRAL ZONE



**OWNER**  
FLOOD FAMILY INVESTMENT LLC  
3336 E. FLOESKY VALLEY LN  
SPRINGFIELD MO 65809

**VERTICAL DATUM**  
NAVD 1989

**PRELIMINARY PLAT**  
**WEST RIDGE**  
A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT IN THE  
CITY OF WILLARD, GREENE COUNTY, MISSOURI  
A PART OF THE NW 1/4 OF THE NW 1/4 OF  
SECTION 23, TOWNSHIP 30 NORTH, RANGE 23 WEST  
7640 W FARM ROAD 66

**PROPERTY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 30 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND ADJACENT PARTS THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 87°43'28" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER 508.26 FEET; THENCE SOUTH 00°41'12" WEST, 844.89 FEET; THENCE NORTH 87°43'27" WEST, 525.25 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01°59'31" EAST ALONG SAID WEST LINE 844.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING TO GO ACROSS OF LAND, MORE OR LESS, SUBJECT TO RIGHTS NOW IN USE, EASEMENTS AND RESTRICTIONS OF RECORD.

**LOT AREAS**

LOT 1	15330.28	sq. ft.	(0.34656	acres)
LOT 2	13845.29	sq. ft.	(0.31374	acres)
LOT 3	14611.22	sq. ft.	(0.33254	acres)
LOT 4	17732.43	sq. ft.	(0.40317	acres)
LOT 5	18511.22	sq. ft.	(0.42122	acres)
LOT 6	18828.87	sq. ft.	(0.42892	acres)
LOT 7	18706.07	sq. ft.	(0.42658	acres)
LOT 8	18828.18	sq. ft.	(0.42824	acres)
LOT 9	18706.07	sq. ft.	(0.42658	acres)
LOT 10	20028.26	sq. ft.	(0.45988	acres)
LOT 11	21438.57	sq. ft.	(0.48718	acres)
LOT 12	17902.87	sq. ft.	(0.40648	acres)
LOT 13	18828.68	sq. ft.	(0.42826	acres)
LOT 14	18748.28	sq. ft.	(0.42614	acres)
LOT 15	18828.68	sq. ft.	(0.42826	acres)
LOT 16	18828.07	sq. ft.	(0.42804	acres)
LOT 17	18828.68	sq. ft.	(0.42826	acres)
LOT 18	20028.38	sq. ft.	(0.45989	acres)
LOT 19	21438.57	sq. ft.	(0.48718	acres)
LOT 20	24194.82	sq. ft.	(0.55429	acres)

Total area in lots  
37613.57 sq. ft. (0.83276 acres)

KATHY CORLETT LEE  
BOOK 2005 PAGE 018718-05

**SETBACKS**  
MINIMUM BUILDING SETBACKS:  
FRONT - 35 FEET  
REAR - 45 FEET  
SIDE - 10 FEET  
SIDE ADJACENT  
TO STREET - 20 FEET

**NOTE:**  
EXISTING STRUCTURES,  
SILCO, WELL & SEPTIC  
TANK LOCATED ON LOTS  
18-20 TO BE REMOVED

**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	300.00	24°52'07"	138.97	134.37	58.88	N 11°10'28" E
2	300.00	28°31'53"	138.97	137.88	68.88	N 17°10'28" E
3	18.50	21°23'12"	18.50	18.50	7.84	N 24°20'51" E
4	18.50	51°23'12"	18.50	14.31	7.84	N 24°20'51" E
5	18.50	81°42'08"	23.84	13.38	16.42	N 24°20'51" E
6	18.50	80°17'01"	26.00	23.38	18.26	S 47°00'01" W

**GENERAL NOTES**

TOTAL AREA = 10.00 ACRES  
TOTAL NUMBER OF LOTS = 20  
AREA IN LOTS = 0.83276 ACRES  
AREA IN STREET R.O.W. = 1.36425 ACRES  
DENSITY = 2.00 LOTS/ACRE  
CURRENT ZONING = RESIDENTIAL PLANNED DEVELOPMENT DISTRICT  
SANITARY SEWER = CITY OF WILLARD  
WATER = MISSOURI GAS ENERGY  
ELECTRIC = EMPIRE DISTRICT ELECTRIC  
SOURCE OF DESCRIPTION = BOOK 2018 PAGE 026469-18  
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD INSURANCE RATE MAP # 20077-C-0180 DATED 12-17-2010.  
MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE OR DETENTION EASEMENT IS THE RESPONSIBILITY OF THE LOT OWNER.  
NO FENCES, PLANTINGS OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT OF WAY OR DRAINAGE EASEMENT.  
NO STRUCTURES ARE TO BE BUILT BETWEEN THE RIGHT OF WAY LINE AND BUILDING SETBACK LINE.  
THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT OF WAY AND ALONG THE REAR OF ALL LOTS.  
NO DIRECT ACCESS PERMITTED FROM ANY LOT TO FARM ROAD 66.  
PROPOSED STREET RIGHT OF WAY WIDTH 50 FEET.  
PROPOSED STREET WIDTH 31 FEET (BACK CURB TO BACK CURB)  
4' WIDE SIDEWALK PROPOSED ON ONE SIDE OF STREET.

**LEGEND**

- Prop SAN SEW LINE
- - - Existing SAN SEW LINE
- Prop WATER LINE
- - - Existing WATER LINE
- Overhead ELECTRIC
- SAN SEW MANHOLE
- SETBACK LINE
- UTILITY EASEMENT
- EXISTING IRON PIN
- POWER POLE

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER ADJUSTMENTS AND LOT CORNER PINS (WHEN HEREIN REFERRED TO) WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSSEN IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLARD, MISSOURI.



EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.



Lawrence E. Janssen 1-12-14  
LAWRENCE E. JANSSEN PLS 2385  
DATE  
**GLOBAL**  
PRECISION SURVEYING, T.L.C.  
P.O. BOX 700, TOWNEVILLE, MO 65758  
PHONE 417-663-8888 FAX 417-663-8888  
CERTIFICATE OF AUTHORITY  
20140818 L.M. 0100000383