

# **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 28, 2023**

**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**

**Jeff LaMontia**

**Burnis Coleman**

**Derrick Estell**

**Scott Hayes, City Planner**

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# CITY OF WILLARD, MISSOURI

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Agenda Item #3

## Agenda Amendments/Agenda Approval

CITY OF WILLARD  
PLANNING AND ZONING  
Regular Meeting  
February 28, 2023  
7:00 P.M.

Notice posted on February 24, 2023

Notice is hereby given that the City of Willard Planning and Zoning Commission will conduct a regular meeting at 7:00 p.m., February 28, 2023 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 January 5, 2023.
5. Citizen Input.
6. Discussion/Vote on the Final Plat and Development Plan for Stone Creek Phase 2
7. New Business.
8. Unfinished Business.
9. 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 January 5, 2023 Special Session

CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING COMMISSION  
SPECIAL SESSION  
January 5, 2023  
7:00 P.M.

Staff present: Interim City Administrator, Steve Bodenhamer; City Planner, Scott Hayes; Planning Assistant, Tammy Nephew, and Acting City Clerk, Dona Slater.

City Attorney Ken Reynolds was not present.

Citizens present: Leonard and Jennifer Smith.

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

**Roll Call**

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Sam Baird, Derrick Estell, and Burnis Coleman.  
Absent: Jose Casanova and Mayor Samuel Snider.

**Approval of Agenda**

Motion was made by Alderman Baird with a second by Valerie Simpson to approve the Agenda.  
Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Burnis Coleman, Alderman Baird and Derrick Estell.

**Approval of the Minutes from the Meeting December 15, 2022.**

Motion was made by Alderman Baird and seconded by Burnis Coleman to approve the Minutes from the meeting December 15, 2022.  
Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, and Burnis Coleman.

**Citizen Input.**

None.

**Public Hearing/Vote on Rezone of 801 and 805 Rocky Lane.**

Alderman Baird opened the Public Hearing at 7:04 pm.

Mr. Hayes stated he has received an application for a rezone of 801 and 805 Rocky Lane. The owners, Leonard and Jennifer Smith are present. They would like the property rezoned from R-3 to C-2, General Business District. The property is currently vacant with one residential dwelling on it. Their intent is to rent parking space on the open portion of the property and to rent out the single residence. Code will not allow any changes to the house lot. If any changes are made to the house lot it will have to be by Code. This development is in line with the Future Land Map. There is currently a private gravel drive. Megan Lane dead ends at the Rocky Lane property.

Ms. Simpson asked if the City retains any right of way. Mr. Hayes responded that there isn't any right of way.

Mr. Kathcart said he would like to see Megan Lane extended to Hunt Road eventually.

Mr. Estell asked if anyone has looked at the Ozarks Transportation Organization's future roadway plans. Mr. Bodenhamer said MODOT, Missouri Department of Transportation, does not usually have plans for secondary streets but they do for major roadways.

Ms. Simpson asked who is the City representative at OTO. Mr. Bodenhamer stated he is the representative.

Ms. Simpson said it falls to the Planning and Zoning Commission to ask for roads. Mr. Bodenhamer said we need to look at the Comprehensive Plan. The City needs forward thinking for development and access roads. Ms. Simpson stated the City needs plans for roads and currently there is no long term plans. Mr. Estell said if the City is asking for right of ways then we do need a plan.

Mr. Kathcart stated as the City grows we are looking to prevent problems in the future.

Mrs. Smith said they have purchased the property for commercial use. They will rent out the lot with the house and intend to do dry storage in the front. This will have a graveled, fenced in area. In the long term they would like to see retail commercial on the property. They have purchased a Rocky Lane easement. At some point the house will be gone and they would like to extend the lane. Mr. Smith said it would be nice to know future plans.

Alderman Baird asked if Mr. Smith will use Rocky Lane or Megan to bring in equipment. Mr. Smith said it would most likely be Megan Lane. Ms. Simpson wants to know how big the equipment will be that is brought in on Megan Lane. Mr. Smith responded that the equipment would be as large as dump trucks and loaders. Ms. Simpson said she has some concerns about running this equipment through a residential area.

Mr. Kathcart said we need to talk to CARSTAR about paving Rocky Lane. Mr. Smith said he would like to see that happen.

Mr. Kathcart said he doesn't see any issues with this rezone.

Motion was made by Burnis Coleman with a second by Alderman Baird to approve the rezone of 801 and 805 Rocky Lane from R-1 residential to C-2 general business district.

Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, and Burnis Coleman.

Alderman Baird closed the Public Hearing at 7:27 p.m.

#### **Discussion on a Regular Meeting in January 2023.**

Mr. Kathcart stated he would like to move back to the Planning and Zoning Commission's regular meeting schedule. Mr. Hayes said he has not received any other applications at this time but the Commission could look at the Comprehensive Plan and Future Land map at a regular session. Mr. Kathcart said to schedule a regular meeting for Tuesday January 24, 2023 at 7:00 p.m. and it can be canceled if there are no Agenda items for that meeting.

#### **Discussion on the Economic Development status.**

Mr. Bodenhamer said the Economic Development Task Force will hold their quarterly meeting on January 17, 2023.

Mr. Bodenhamer stated that the Economic Development Director, Greg Williams has been working on a project for downtown Willard. The location being looked at is the Mural building. The City leases this building from Ozark Greenways and this project relies on the City releasing the building. The City must notify Ozarks Greenways of the non-renewal of its lease. An Ordinance was brought to the Board of Aldermen in December for the non-renewal of the lease but it did not receive any action at that time. There needs to be more discussion on the project to see if it can go forward. The vendor is in the brew product business and younger generations are attracted by food trucks, the Frisco Highline Trail, and this type of venue. The project is currently on hold and Mr. Williams is trying to get all parties involved and move the project forward.

Ms. Simpson inquired if the building could be sublet and what are the plans for what the City currently has there. Mr. Bodenhamer said the building cannot be sublet. He said funds for a new Public Works building is in the budget and containers will be rented to house the equipment temporarily.

Ms. Simpson asked about the Kime property. She would like to see it developed commercially. Mr. Bodenhamer stated that the Kime property would require water/sewer connections and the Mural building is already connected to the water/sewer system.

Mr. Kathcart said he wants the City to grow and is disappointed that the City is represented as not wanting new businesses.

**New Business.**

None.

**Unfinished Business.**

None.

**Adjourn.**

Motion was made by Burnis Coleman and seconded by Terry Kathcart to Adjourn.

Motion carried with a vote of 6-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman, and Derrick Estell.

Meeting Adjourned at 7:50 p.m.

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Valorie Simpson, Secretary

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Terry Kathcart, Chairman

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Agenda Item #6

## **Discussion/Vote on the Final Plat and Development Plan for Stone Creek Phase 2**



## **Final Plat and Development Plan Request Background Report**

**Applicant:** Kim Haase / Danco Investments Inc

**Address:** SE corner of Hughes and Granite

**Parcel ID:** 0736300068

**Current Zoning:** PDD-R-1 Planned Development District

### **Background:**

The applicant has requested for review and approval of the Final Plat for Stone Creek Phase II Subdivision. The Preliminary Plat for this property was approved by P&Z on Nov 24, 2020 and the Alderman on Dec 14, 2020. The developer has completed almost all public improvements and has met the satisfaction of public works inspections. The developer has offered a Letter of Credit to the city in the amount of \$125,000 to ensure the completion of the neighborhood walking trail, lot grading, any potential outstanding public improvements, and sidewalks. City staff and the developer have approved a fee-in-lieu for the sidewalks along the south edge of the property on Hughes road, and the sidewalks along the west edge of the property, south of Wright St. It was agreed by both parties that the sidewalks in these area's would not be the best use of the resources to increase pedestrian connectivity through Willard and came to the compromise to better use the funding resources elsewhere in town. Further changes from the Preliminary Plans to the Final Plans are noted below:

### **Changes from the Preliminary Plat to the Final Plat include:**

- Renaming the subdivision from "Stone Creek Phase 2 and 3" to "Stone Creek Phase 2"  
Due to the manner of construction the property was not done in phases as originally planned so for clarification purposes with recording, lot descriptions, and board approval the Final Plat excludes the "and 3" portion of the Preliminary.
- Lot 14 was reduced in width by approximately 150' on the west side to accommodate an extra common space.  
This does not reduce the lot to an un-usable size. The lot was originally approximately 300 feet wide and tapered down to a point on the west side as the creation of 2 usable lots was not possible in that location. lot 14 would have been a larger more triangular lot and is now more rectangular with additional common grounds.

### **Changes from the Preliminary Development Plan to the Final Development Plan include:**

- Letter C subsection 2 regarding lot sizes has added an exclusion for lot 23 to allow it to be greater than 76 feet of frontage and all other's a minimum of 80 feet.  
This is to accommodate a small strip of additional right of way granted by the developer.
- Letter E "Landscaping Requirements" was moved to letter F and the new letter E is now "Architectural Features"

**Staff would recommend approval of this item.**





