

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
October 25, 2022
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haas; Landon Hall; Leonard and Jennifer Smith; Larry Whitman; and Stephanie Bradshaw.

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

Roll Call

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

Approval of Agenda

Motion was made by Valorie Simpson with a second by Alderman Baird to approve the agenda. Motion carried with a vote of 7-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Mayor Snider, Jose Casanova, and Derrick Estell.

Approval of the Minutes from the Meeting August 23, 2022.

Motion was made by Valerie Simpson and seconded by Jeff LaMontia to approve the Minutes from the Meeting August 23, 2022. Motion carried with a vote of 7-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Jose Casanova, Mayor Snider and Derrick Estell.

Citizen Input.

None.

Public Hearing to consider the application for Conditional Use for SJN Holding, LLC.

Terry Kathcart opened the Public Hearing at 7:05 p.m. Stephanie Bradshaw spoke concerning the parcel at 465 E. War Horse Lane, Willard, MO. She stated she runs an equine rescue program and is involved in the local community. She said she will help support rezoning. There were no questions asked.

Discussion/Vote to consider the application for Conditional Use for SJN Holding, LLC.

Discussion was made by Mr. Hayes about the parcel at 465 E. War Horse Lane, Willard, MO, further identified as Parcel #0736300042 by Greene County Assessor. He presented an image of the parcel and a zoning map. He stated all neighbors of this property are unopposed to its use. The property will be Conditionally Use Permitted regarding the keeping of livestock as regulated in the "A-1" Agricultural District, Section 400.400 of the Municipal code. The staff states that the application meets all requirements regarding Conditional Use Permits. Ms. Simpson asked Ms. Bradshaw if she wanted the property next door. Ms. Bradshaw answered yes. Motion was made by Valorie Simpson and seconded by Mayor Snider to approve the application for a Conditional Use permit for SJN Holding, LLC. Motion carried with a vote of 7-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Mayor Snider, Jose Casanova, and Derrick Estell.

New Business.

None.

Mr. Kathcart stated the Planning and Zoning Commission is here to work with city staff concerning the 2019 Comprehensive Plan. They are here to serve the people of the City. He would like to have an Economic Development

report for the Commission at future meetings. He further stated that if anyone hears of interest in developing in Willard they should contact the Economic Development Director, Greg Williams.

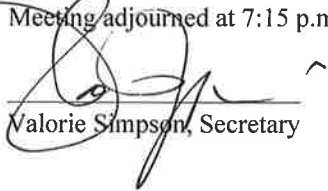
Unfinished Business.

None.

Adjourn.

Motion was made by Alderman Baird and seconded by Valorie Simpson to adjourn. Motion carried with a vote of 7-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird, Jose Casanova, Mayor Snider and Derrick Estell

Meeting adjourned at 7:15 p.m.


Valorie Simpson, Secretary


Terry Kathcart, Chairman