

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
May 07, 2024
6:00 P.M.
224 W. JACKSON ST., WILLARD, MO

Staff present: Planning and Development Director: Mike Ruesch, Planning Assistant: Tammy Nephew, and City Clerks: Dona Slater & New Hire Janice Gargus.

Attendees:

The Meeting was opened by Chairman Terry Kathcart at 6:00 p.m.

Pledge of Allegiance

Mr. Kathcart led the Pledge of Allegiance.

Roll Call

The City Clerk conducted the Roll Call.

Present: Terry Kathcart, Valorie Simpson, Jeff LaMontia, Joshua Breeze, Steve Cobb, David Kinsman, Burnis Coleman, Mayor Sam Baird, Gary Walker

Not present: David Keene

Agenda Amendments/Agenda Approval

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

Motion carried with a vote of 9-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Mayor Sam Baird, Gary Walker, Steve Cobb, and Burnis Coleman.

Approval of the Minutes from the Regular Meeting April 16, 2024

Motion was made by Valorie Simpson and seconded by Jeff LaMontia to approve the minutes from April 16, 2024.

Motion carried with a vote of 9-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Mayor Sam Baird, Gary Walker, Steve Cobb, and Burnis Coleman.

Citizen Input

Mayor Sam Baird introduced the new City Clerk, Janice Gargus. Planning & Zoning Chairman Terry Kathcart introduced Gary Walker.

Rocky Point Preliminary Plat – Discussion and Vote

Planning and Zoning Director, Mike Reusch, and Surveyor and Engineer, Mark Young, answered questions and clarified intentions of the Rocky Point Plat as were determined in staff meetings. There will be eight residences demolished; the street will be a cul-de-sac preventing through traffic and the only access will be Megan Lane; the layout allows more land in the lots on the west side. Lot sizes: 1.) 1/2-acre lot, 2.) .98-acre lot, 3.) 3/4-acre lot, 4.) 1/2-acre lot, 5.) 3/4-acre lot, 6. 1.21-acre lot, 7.) .78-acre lot, 8.) 1/2-acre lot. Mike Reusch stated that there will be four inches of asphalt in addition to the base. The owners stated that there are interested businesses. And the owners will be responsible for maintaining. Motion was made by Mayor Sam Baird and seconded by Joshua Breeze to approve Rocky Point. Motion carried with a vote of 9-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Mayor Sam Baird, Gary Walker, Steve Cobb, and Burnis Coleman.

ATM Square Final Plat – Discussion and Vote

Mike Reusch, said that ATM is located south of 160. The final plat has been applied for as all requirements have been satisfied. Steve Cobb asked how many lots and the sizes of the lots. Mike Reusch said there are four lots, three of which are big lots, however, lots two and three are in a flood plain and there are no permits, but paperwork has been filed with FEMA to change the lots from being flood plains. There were many questions and concerns raised about sidewalks and who is responsible for paying for the sidewalks. There is no stipulation for a sidewalk on the south side, but one can be added as a condition as an improvement to the plan. Lot four shows sidewalk in on Proctor, the north side. The developer had previously approved, but it was decided to ask for a warranty bond of 10% and an improvement bond of 150%. Motion was made by Valorie Simpson and seconded by Mayor Sam Baird to approve the project with the bond stipulations. Motion carried with a vote of 9-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Mayor Sam Baird, Gary Walker, Steve Cobb, and Burnis Coleman.

Mixed Use. Discussion and Vote

Mr. Reusch stated that this should have been voted on last month, but it failed to happen. It’s now ready to be passed onto the Board of Aldermen. Steve Cobb asked if the trails are going to be asphalt and Mike Reusch said the trails will be concrete only. Motion was made by Steve Cobb and seconded by Jeff LaMontia to approve. Motion carried with a vote of 9-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Mayor Sam Baird, Gary Walker, Steve Cobb, and Burnis Coleman.

New Business

Mike Reusch said “thank you” for your time and effort to the Commission. There are a lot of changes needed such as the 160 corridor and storage units need to be added back into code.

Unfinished Business

Terry Kathcart asked if this is good for the 160 corridor as far as how it will look. Mr. Reusch provided two pictures of what the fitness center may look like. It will be a metal building with a glass façade.

Adjourn.

Motion was made by Mayor Sam Baird and seconded by Burnis Coleman to adjourn the meeting. Motion carried with a vote of 9-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, Alderman David Keene, Steve Cobb, David Kinsman, and Burnis Coleman.

The meeting Adjourned at 6:54 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Attest: _____
Janice Gargus, City Clerk