

CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
June 4, 2024  
6:00 P.M.  
224 W. JACKSON ST., WILLARD, MO

Staff present: Planning and Zoning Director: Mike Ruesch, Planning Assistant: Tammy Nephew, and City Clerk: 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, Mayor Sam Baird, Josh Breeze, Steve Cobb, Burnis Coleman, David Kinsman, Jeff LaMontia, Gary Walker

Not present: David Keene

**Agenda Amendments/Agenda Approval**

Amend minutes from 5.7.2024 Item #6 to say one house demolished; strike the last sentence from Item #9 eliminating the distinct description of the store front(s); remove agenda Item #7 and renumber the order of the codes. Motion was made by Valorie Simpson and seconded by Mayor Sam Baird to approve the agenda with Item #6 of the 5.7.2024 minutes to be amended to say one house demolished; strike the last sentence from Item #9 eliminating the distinct description of the store front(s); and to amend the agenda by removing Item #7 and renumber the order of the codes. Motion carried with a vote of 9-0. Voting aye: Terry Kathcart, Valorie Simpson, Mayor Sam Baird, Josh Breeze, Steve Cobb, Burnis Coleman, David Kinsman, Jeff LaMontia, Gary Walker

**Citizen Input**

None

### **ATM Square Final Plat – Discussion and Vote**

Planning and Zoning Director, Mike Reusch, stated that he discussed this item at the Board of Aldermen Meeting and not everyone liked the item. The Board of Aldermen requested the developer complete 600 feet of the sidewalk and the city will pay to complete 300 feet of the sidewalk and the bridge. Mike Reusch said he spoke with the developer and the 600 feet will be installed within 90 days upon the approval of the final plat. Currently there is no approximate cost analysis for how much the bridge or the sidewalk will cost the city. Steve Cobb said he's disappointed that there is no documentation and Mayor Sam Baird explained before Mike Reusch was hired, many things were done by verbal agreement. Mayor Baird said with the addition of Mr. Reusch, the days of verbal agreements are over, and Mike will be more professional with contracts, etc., and the documentation side of things. Mayor Baird pointed out this needs to get going as it's been too long. Mike Reusch said the developer was taken aback but will cooperate and he credits Matt Kelley for stepping up to the Board of Aldermen suggestions. Motion was made by Steve Cobb and seconded by Valorie Simpson to approve the ATM Square Final Plat with the addition of Exhibit A. Motion was carried with a 9-0 vote. Voting aye: Terry Kathcart, Valorie Simpson, Mayor Sam Baird, Josh Breeze, Steve Cobb, Burnis Coleman, David Kinsman, Jeff LaMontia, Gary Walker

### **New Business**

Mike Reusch said there is no need to discuss the Mixed-Use Codes as they can be moved to the third week meeting. Terry Kathcart and Mayor Sam Baird said they will not be at that meeting. It was agreed to pass this on until the third week of July (July 16, 2024) meeting.

Terry Kathcart stated the Mayoral run-off election will be held on June 18<sup>th</sup> and the county will certify the winner and the winner will be sworn in at the Board of Aldermen Meeting. Mike Reusch asked Mayor Baird to complete an application to be appointed to the Planning & Zoning Commission Board. Mayor Baird said we may need to call an emergency meeting because the Board of Aldermen did not approve the ATM Square Final Plat due to Exhibit A not being in place at that meeting. Mayor Baird stated he believes the city is going to move forward with several new Board of Aldermen Members, a new mayor, and the transition between

Interim City Administrator, Donna Stewart, who did an excellent job, to the new City Administrator, Wes Young, and the Planning & Zoning Director Mike Reusch. Mayor Baird said good customer service is the key role and Mike Reusch is very involved with moving the city forward and tackling any existing problems. He also stated it has been an honor to serve with this Board. Burnis Coleman added this is something the city has got to have in place. Valorie Simpson asked if Public Works could clean the ditches so they look better. Terry Kathcart said in the last few months the right people have been put in place to provide a good mantra for the city. Mike Reusch said he doesn't know about the past, but he has visions for the future of the city.

**Unfinished Business**

Valorie Simpson asked about Gage Crossing. Mike Reusch said he needs a letter from FEMA stating they have changed the flood plain.

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

The meeting adjourned at 6:32 p.m.

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Terry Kathcart, Chairman

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Valorie Simpson, Secretary

Attest: \_\_\_\_\_  
Janice Gargus, City Clerk