

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
January 23, 2024
6:00 P.M.

Staff present: Interim City Administrator, Donna Stewart; Planning and Development Director, Mike Ruesch, and City Clerk, Dona Slater.

Citizens present: Alderman Troy Smith

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

Roll Call

Present: Terry Kathcart, Valorie Simpson, Jeff LaMontia, Joshua Breeze, Steve Cobb, Alderman David Keene, and Mayor Sam Baird. Not present: Burnis Coleman and David Kinsman.

Agenda Amendments/Agenda Approval

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

Motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Terry Kathcart, David Kinsman, Steve Cobb, and Mayor Sam Baird.

Approval of the Minutes from the Regular Meeting November 28, 2023

Mayor Baird requested the Minutes be amended to show why Commission members abstained from votes at the last meeting.

Motion was made by Valorie Simpson and seconded by Mayor Sam Baird to approve the minutes from November 28, 2023, as amended.

Motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Steve Cobb, Mayor Sam Baird, Alderman David Keene, and Terry Kathcart.

Introduction of Mike Ruesch, Planning and Development Director

Mayor Baird introduced Mike Ruesch to the Commission. Mr. Ruesch gave a short biography of himself. He stated he has served as an Alderman. Ms. Simpson asked where he had served, and he said in Utah. He has been looking at a lot of things and will be bringing them to the Planning and Zoning Commission. Mr. Kathcart said he understands the duties of Economic Development have been moved to the Planning and Development Director.

Citizen Input

None.

Moving Forward: Discussion with Planning and Zoning Commission and City staff regarding planning aspects and vision related to Willard's Comprehensive Plan

Mr. Kathcart said he would like an open forum discussion about moving Willard forward.

Ms. Stewart said she had Mr. Ruesch read the 2019 Comprehensive Plan. She said she is excited at how the vision of the Comprehensive Plan is coming together. The City has been working on easements for the pipeline to Springfield. Mr. Ruesch said we may be ready for the pipeline in 2025. Ms. Stewart said the moratorium on new connections will be lifted when the pipe goes in, and the lagoon is closed. She said the next step is how to provide water to new developments. We need to look at a new well, either an elevated tower or ground storage. She shared a report by Public Works Director, Justin Sorgen, that was given to the Board of Aldermen outlining the current status of Willard's water system.

Ms. Simpson asked for an update on the 94 Lift Station and why there is an odor sometimes. Ms. Stewart said the lawsuit with Hamilton & Dad is still in process and the odor is not the fault of the system. Mr. Ruesch said the enzymes work better when the weather is warmer so the odor should clear up as the temperatures go up.

Mr. Kathcart asked about the chat dust from the quarry. He said the quarry has a new owner. Mr. Ruesch said he will check into this. Ms. Simpson said Willard has an Ordinance that the trucks from the quarry must be covered.

Mr. Ruesch handed out a flow chart regarding the Comprehensive Plan. He would like to have a staff development meeting with utilities, developers, the fire chief, etc., so all issues can be brought up. He is taking a hard look at fees and policies. His intention is to let development push things. Ninety percent (90%) of development is looking ahead, what do we need ten or twenty years from now. He said Willard needs to decide what its vision is and get fees to accomplish this vision. He said we need to promote the downtown and to highlight the Frisco Trail to developers. He is hoping to build relationships with developers and builders. Ms. Simpson stated that we really need to look at the downtown area and what we can do with zoning.

Mr. Kathcart said they are closing the future land use survey this month and asked if they can have a report at the February meeting. Mr. Ruesch said he will make that happen.

New Business

None.

Unfinished Business

Mayor Baird said the brew pub was hoping to open this summer but they have found foundation problems with the Mural building that they are working on.

Adjourn.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to Adjourn the meeting.

Motion carried with a vote of 7-0. Voting aye: Valorie Simpson, Jeff LaMontia, Joshua Breeze, Mayor Sam Baird, Terry Kathcart, Alderman David Keene, and Steve Cobb.

Meeting Adjourned at 6:55 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Attest: _____
Dona Slater, City Clerk