

CITY OF WILLARD
PLANNING AND ZONING MINUTES

June 3, 2025

Staff present: Planning and Zoning Director: Mike Ruesch, Planning Assistant: Tammy Nephew

City Attorney: Holly Dodge

Guest Present: Celieen Thedell

PLEDGE OF ALLEGIANCE

Chairwoman Marianne Hill led the The Pledge of Allegiance

CALL THE MEETING TO ORDER

Chairwoman Marianne called the meeting to order at 6:02 P.M.

ROLL CALL

Roll call conducted by the Secretary Valorie Simpson. Present: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Gary Walker, Sam Baird. Not present: Jeff LaMontia, Burnis Coleman, David Keene

AGENDA AMENDMENTS/AGENDA APPROVAL

Jeff LaMontia arrived 6:03 PM

Motion made by Sam Baird to approve the agenda, seconded by Steve Cobb. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Sam Baird, Motion carried 7-0

1. APPROVAL OF MINUTES May 20, 2025

Motion was made by Steve Cobb and seconded by Josh Breeze to approve the minutes of March 25, 2025. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Sam Baird, Motion carried 7-0

Citizens Input

None

PUBLIC HEARING

2. HOFFMAN HILLS PHASE 1 REPLAT

Chairwoman Hill opened the public hearing.

Mike Ruesch spoke that he will be adding more information during the public hearing, thus allowing the citizens to better understand the changes and more opportunity to speak.

DISCUSSION

3. HOFFMAN HILLS PHASE 1 REPLAT

Hoffman Hills is wanting to remove 150 patio homes (75 lots) and replace them with 35 single family residences. Mike Ruesch spoke that they will have to remove/seal/cap off the utilities at their expense. There was a discussion about traffic on Osage Dr. Mike Ruesch spoke that the city is looking into extending Hughes Rd and Granite and will be working on a master transportation plan. Celieen Thedell spoke, as well, about the traffic on Osage Dr. and Miller Rd. and the need for sidewalks on Miller. Motion made by Valorie Simpson to approve the REPLAT phase 1 of Hoffman Hills, seconded by Jeff LaMontia. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker. Voting nay: Sam Baird. Motion carried 6-1

4. AN ORDINANCE ADDING SECTION 400.515 OF THE CITY CODE

Mike Ruesch handed out the old version of Planned Development District (PDD) and in our packet is a newer version. Mr. Ruesch asked the board to review both and to contact him with their thoughts and ideas.

Chairwoman Marianne Hill closed the public hearing.

NEW BUSINESS

Mike Ruesch spoke that he is working on the animal ordinance, and moving chickens under that ordinance. Coming before the board will be accessory buildings, land use property rights, and administrative subdivisions.

UNFINISHED BUSINESS

A question was asked about Generation Village. Mike Ruesch said they have received temporary occupancy permit. They are running 8 months behind because of the amount of ground work that had to be done.

9. ADJOURN

Motion made by Gary Walker and seconded by Josh Breeze to adjourn @ 7:15 P.M.
Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Sam Baird. Motion carried 7-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

Rebecca Hansen, City Clerk