

CITY OF WILLARD  
PLANNING AND ZONING MINUTES

MAY 5, 2026

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

**CITIZENS PRESENT:** Sam Sanders, Connie Gould, Paul Bird, Michael White, and Terry Kathcart, Macie Hill

**PLEDGE OF ALLEGIANCE**

Chairwoman Marianne Hill led the The Pledge of Allegiance

**CALL THE MEETING TO ORDER**

Chairwoman Marianne Hill called the meeting to order at 6:01 P.M.

**1. ROLL CALL**

Roll call conducted by the Secretary Valorie Simpson. Present: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Josh Breeze, Gary Walker and Burnis Coleman. Not present: Celeen Thedell and Alder Carol Wilson

**2. AGENDA AMENDMENTS/AGENDA APPROVAL**

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

**3. APPROVAL OF MINUTES APRIL 21, 2026**

Motion made by Valorie Simpson to approve the minutes of 4/21/26 seconded by Marianne Hill. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

**4. COMMISSION MEMBER ELECTIONS**

A. Steve Cobb made the motion to elect Marianne Hill as the Chairperson, seconded Gary Walker. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

- B. Marianne Hill made the motion to elect Jeff LaMontia as Vice-Chairperson, seconded by Valorie Simpson. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0
- C. Motion made by Burnis Coleman to elect Valorie Simpson as Secretary, seconded by Marianne Hill. Voting aye: Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Voting Nay: Valorie Simpson. Motion carried 6-1

## **5. CITIZENS INPUT**

Mike Ruesch spoke, thanking the board for donating their time.

## **6. PUBLIC HEARING**

Chairwomen Marianne Hill opened the public hearing for 200 Hughes Rd.

- A. Rezoning of 200 Hughes from AG to AR.
- B. Minor subdivision 200 Hughes.

Mike Ruesch showed the board a map of the property. It consists of 78.8 acres and will be split into 3 tracts. Tract 1 is 13.4 acres and will stay AG, Tract 2 will consist of 7.85 acres and is being rezoned AR. Tract 3 the remaining acreage will stay AG.

Chairwoman Marianne Hill closed the public hearing for 200 Hughes Road.

Chairwoman Marianne Hill opened the hearing for rezoning of 7875 W. Farm Road 76.

- C. Rezoning AG to R1 7875 W. Farm Rd.76 consisting of 39 acres.

Mike showed the map of the property where they want to build a 1700 sq. ft. church.

Chairwoman Marianne Hill closed the public hearing.

## **7. DISCUSSION**

- A. Rezoning of 200 Hughes Rd 7.85 acres to AR
- B. Minor subdivision 200 Hughes Rd.

The board reviewed the property and had no issues with the rezoning and the minor subdivision. Motion made by Valorie Simpson to approve the rezoning of 7.85 acres and the minor subdivision, seconded by Jeff LaMontia. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

- C. Rezoning of 7875 W. Farm Rd. 76 from AG to R1

Mike Ruesch spoke that a church in our regulations require the property to be zoned to R1. There was some discussion if the road could handle the traffic. They will be building parking lot for 300 vehicles. Mike Ruesch spoke that's they will have to have a traffic study done to see if they'll need to do any road improvements and they will have to run 1,300 ft. water line. Motion made by Valorie Simpson to approve the rezoning to R1, seconded by Marianne Hill. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

## **8. NEW BUSINESS**

Mike Ruesch spoke that the City Administrator wants Planning and Zoning to start recording the boards meetings and will be posted Online beginning with our next meeting.

## **9. UNFINISHED BUSINESS**

Steve Cobb spoke about how he changed his mind for the property located at 404 Beam and attended the Board of Alders meeting to speak. He told us that the neighborhood attended the meeting and spoke against the rezoning. The Board of Alders denied the rezoning.

## **10. ADJOURN**

Steve Cobb made the motion to adjourn at 6:29 seconded by Marianne Hill. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

Submitted by Valorie Simpson, Secretary

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Chairwoman Marianne Hill

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Secretary Valorie Simpson

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Courtney Myers, City Clerk