CITY OF WILLARD and BOARD OF ALDERS

PLANNING AND ZONING MINUTES

July 7, 2026

Staff present: Planning Assistant: Tammy Swisher

Guest: Patrick Bennett

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 6:00 P.M.

1. ROLL CALL

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

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Motion made by Jeff LaMontia to approve the agenda, seconded by Burnis Coleman. Voting aye: Valorie Simpson, Josh Breeze, Marianne Hill, Jeff LaMontia, CeleenThedell, Carol Wilson, Burnis Coleman. Motion carried 7-0

Gary Walker arrived at 6:04

3. APPROVAL OF MINUTES FOR JUNE 16, 2026

We had no minutes to approve and is tabled until the. next meeting.

4. CITIZENS INPUT

None

5. PUBLIC HEARING

A. PLAT AMENDMENT FOR BRAYFIELD ESTATES

Chairwoman Maryanne Hill opened the public hearing.

Planning assistant Tammy Swisher spoke that she is bringing Brayfield Estates back to the board because when she posted it she put both Brayfield and 504 & 506 Hwy AB on one notice and they should have been two separate Public Notices. The board has already reviewed this amendment. Hearing no comments from the public.

Chairwoman Hill closed the public hearing.

B. 504 & 506 Hwy AB rezoning from R-3 to MU

Chairwoman Hill opened the public hearing.

Again the board has reviewed. Hearing no comment from the public.

Chairwoman Hill closed the public Hearing.

C. MCDONALD'S WILLARD SUBDIVISION

Chairwoman Hill opened the public hearing.

McDonald's is wanting to purchase 1.526 acres of land at East New Melville and Hunt Rd. to build a larger stand alone restaurant. It is already zoned C-2 and is just across the street from its current location. They just need to separate 1.526 acres off the large plot of land, lot A. Patrick Bennett spoke about the new 4000 sq ft that will seat 40 instead of 15-20 at the current restaurant. Hearing no public comment.

Chairwoman Hill closed the Public Hearing.

6. DISCUSSION

A. Plat amendment for Brayfield Estates

As we discussed in the past, this is a lot line adjustment. Motion made by Valorie Simpson to approve, seconded by Jeff LaMontia. Voting aye: Burnis Coleman, Celeen Thedell, Alder Carol Wilson, Gary Walker,Jeff LaMontia, Josh Breeze, Marianne Hill and Valorie Simpson. Motion carried 8-0

B. 504 & 506 Hwy rezoning from R-3 to MU.

As discussed in the past, the owners want to remodel the apartments but since they are non-conforming properties they are asking to rezoned to MU so they can remodel. Motion made by Valorie Simpson to approve, seconded by Burnis Coleman. Voting aye: Burnis Coleman, Celeen Thedell, Alder Carol Wilson, Gary Walker,Jeff LaMontia, Josh Breeze, Marianne Hill and Valorie Simpson. Motion carried 8-

C. McDonald's Willard Subdivision

The board review the layout of the new restaurant. Question was asked if they will be installing a right turn lane. Patrick Bennett spoke that no right turn lane planned. There was discussion about the congestion at New Melville, Hunt Rd. and Eagle Stop.The new entrance will be further down Hunt Rd. and should help that problem. Motion made by Marianne Hill, seconded by Gary Walker. Voting aye: Burnis Coleman, Celeen Thedell, Alder Carol Wilson, Gary Walker,Jeff LaMontia, Josh Breeze, Marianne Hill and Valorie Simpson. Motion carried 8-0

7. NEW BUSINESS

Tammy Swisher informed the board the Mike Ruesch is on vacation but will be back before she goes on vacation July 24 to August 4.

8. UNFINISHED BUSINESS

None

9. ADJOURN MEETING

Celeen Thedell made the motion to adjourn the meeting @6:25, seconded by Marianne Hill. Voting aye: Burnis Coleman, Celeen Thedell, Alder Carol Wilson, Gary Walker,Jeff LaMontia, Josh Breeze, Marianne Hill and Valorie Simpson. Motion carried 8-0

Submitted by Valorie Simpson, Secretary

_____

Chairwoman Marianne Hill

_____

Secretary Valorie Simpson

_____

Courtney Myers, City Clerk